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Louvre

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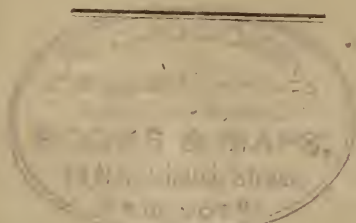
## ABSTRACT OF TITLE

OF THE

## LOUVRE FARM,

FORMERLY THE PROPERTY OF

JOHN JONES, ESQ., DECEASED.



NEW YORK:

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1855.

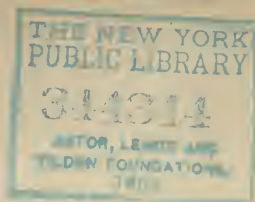
# I N D E X .

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*Errata.*—First page, 11th line, for 1818 read 1817.  
Forty-first page, 2d line, for 25 read 22.



## TITLE OF LAND

IN THE 19TH WARD OF THE CITY OF NEW YORK,

FORMERLY KNOWN AS

“THE LOUVRE FARM.”

---

John Jones, Esq., became seized of the whole of the Louvre Farm, by virtue of the deeds mentioned in the within abstract from David Provost and others, and from the Mayor, Aldermen and Commonalty of the city of New York, and it continued in his possession till the time of his death. After his death partition thereof was made among his heirs, as stated in the within abstract, in 1818, on which partition the farm was divided into six parts and allotted as follows :

Parcel No. 1, To SARAH SCHERMERHORN, wife of PETER SCHERMERHORN, Junior.

“ No. 2, To JAMES I. JONES.

“ No. 3, To JOHN JONES.

“ No. 4, To ISAAC COLFORD JONES.

“ No. 5, To FRANCES M. PENDLETON, wife of EDMUND H. PENDLETON.

“ No. 6, To WILLIAM H. JONES.

These allotments commenced on the southerly side of the said farm, and extended from the Third avenue to the East River.

The following abstract shows the subsequent change of title to the allotments Nos. 3 and 6 and the present ownership thereof.

In the partition suit in which the following abstract was made—

The original complaint was filed November 19, 1854.

The amended complaint was filed December 3, 1854.

The defendants all appeared and put in their answers. Reference was ordered to William C. Wetmore, Esq., to take proof of title and report thereon.

The Referee made his report on title, and decree was thereupon made confirming the same, and for a partition accordingly, and appointing James Cruikshank, George B. Smith, and Adrian H. Muller, Esquires, Commissioners to make partition.

Report of Commissioners confirmed; and final decree of partition, 23d June, 1855.

## SUPREME COURT.

CITY AND COUNTY OF NEW YORK.

EDMUND H. SCHERMERHORN.

*against*

JAMES I. JONES AND ELIZABETH JONES  
his wife, Edmund H. Pendleton  
and Frances Maria Pendleton his  
wife, Rebecca Jones, Woodbury  
Langdon and Helen Langdon his  
wife, Lewis C. Jones and Catharine  
Jones his wife, Alice Jones, John  
Jones Schermerhorn, William C.  
Schermerhorn and Ann E. H. Scher-  
merhorn his wife, Ellen Schermer-  
horn, Henry A. Schermerhorn, Fre-  
derick A. Schermerhorn, *James I.  
Jones, George Jones, George A.  
Jones, and Lewis C. Jones, Trustees  
for said Helen Langdon, and JAMES  
I. JONES, SOLE SURVIVING TRUSTEE  
FOR SAID FRANCES M. PENDLETON.*

To the Supreme Court of the State of New York for the First  
Judicial District:

I, WILLIAM C. WETMORE, Referee, appointed in the above

cause, by an order made therein, by the Supreme Court, at a Special Term, held at the City Hall, in the city and county of New York, on the ninth day of December one thousand eight hundred and fifty-four, by which it was referred to me to take proof of the plaintiff's title and interest in the land and premises mentioned in the complaint and amended complaint in this action, and of the several matters set forth in the complaint and amended complaint in this action, and to ascertain and report the rights and interests of the several parties in the premises, and an abstract of the conveyances by which the same are held, *Do Report*, that I have been attended by Benjamin D. Silliman, Esquire, attorney and counsel for the plaintiff; Dayton Hobart, Esquire, guardian *ad litem* for the infant defendants Ellen Schermerhorn, Henry A. Schermerhorn, and Frederick A. Schermerhorn, and attorney and counsel for John Jones Schermerhorn, and William C. Schermerhorn and wife; and by Benjamin K. True, Esquire, attorney and counsel for the other defendants; *And that* I have examined the documentary evidence referred to in the annexed abstract of title, except the conveyances prior to the conveyances to John Jones, which are stated in said abstract not to be on record. And I have taken the testimony of John Q. Jones, and of James I. Jones, witnesses produced before me on the part of the plaintiff, which testimony is hereunto annexed. And that I have prepared an abstract which is hereunto annexed, showing the conveyances by which the titles of the respective parties to the premises described in the complaint in this action are held.

*And as to so much* of the land and premises described in said complaint and amended complaint, as follows:

“*All that* certain tract, piece or parcel of land, situate, lying and being in the city of New York, which, in the Report of Joshua Jones and Isaac Jones, surviving Commissioners appointed in a certain suit in the late Court of Chancery, in which Peter Schermerhorn Junior, and Sarah his wife were complainants, and John Jones, James I. Jones, Edmund H. Pendleton and Frances M. his wife, Isaac Colford Jones, William Henry Jones and Eleanor Jones were defendants, bearing date the 8th day of July, 1817, is designated as *Lot No. 3*, and which is butted, bounded and described as follows, that is to say:

“*Beginning* at the northeasterly corner made by the inter-



“ section of Seventieth street and the Third avenue, and run  
 “ ning thence from the said Third avenue to the East River, as  
 “ follows, to wit: running from the said place of beginning  
 “ southeasterly on and along the northeasterly side of Seven-  
 “ tieth street to and across the Second avenue seven hundred  
 “ and ten feet to the northeasterly corner made by the inter-  
 “ section of the said last mentioned street and avenue; -thence  
 “ southwesterly across the said last mentioned Seventieth street  
 “ sixty feet to the southeasterly corner of the said last men-  
 “ tioned street and avenue; then southeasterly on and along  
 “ the southwesterly side of Seventieth street to and across the  
 “ First avenue seven hundred and fifty feet to the southeasterly  
 “ corner of the said First avenue and Seventieth street; then  
 “ southwesterly on and along the southeasterly side or line of  
 “ the said First avenue two hundred and thirty feet and eight  
 “ inches to the middle or centre of Sixty-ninth street; then  
 “ southeasterly through the middle of Sixty-ninth street on a  
 “ line parallel with and equi-distant from each side thereof to  
 “ the southeasterly side or line of Avenue A; thence south-  
 “ westerly on and along the southeasterly side or line of the  
 “ said Avenue A one hundred and thirty feet and four inches  
 “ to the middle or centre of the block or space of ground lying  
 “ between Sixty-ninth street and Sixty-eighth street; thence south-  
 “ easterly from the said Avenue A to the East River through  
 “ the middle of the said last mentioned block or space of  
 “ ground on a line parallel with and equi-distant from each of  
 “ the said last mentioned streets to the East River, and thence  
 “ running on and along the said river, crossing Sixty-ninth  
 “ street, to a point or place southwesterly of Seventieth street,  
 “ and at the distance of fifty-one feet therefrom, and at the dis-  
 “ tance of four hundred and ten feet and four inches from the  
 “ northeasterly line of Sixty-eighth street, measuring the said  
 “ distance on a line at right angles with the said last mentioned  
 “ street, and then running from the said river northwesterly  
 “ on a line parallel with and at the distance of fifty-one feet  
 “ southwesterly from Seventieth street to the said before men-  
 “ tioned Avenue A; then northeasterly on and along the south-  
 “ easterly side of Avenue A one hundred and sixty-six feet  
 “ four inches across Seventieth street aforesaid to a point on the  
 “ said southeasterly side of the said Avenue A fifty-five feet  
 “ four inches northeasterly from said Seventieth street; then



“northwesterly on a line crossing Avenue A and running parallel with and at the distance of fifty-five feet four inches northeasterly from Seventieth street aforesaid to the said before mentioned First avenue; then northeasterly on and along the southeasterly side of said First avenue two hundred and five feet and four inches, crossing the street distinguished on the city map by Seventy-first street to the northeasterly corner made by the intersection of the said last mentioned street and avenue; then northwesterly across the said last mentioned avenue one hundred feet to the northwesterly corner made by the intersection of the said last mentioned street and avenue; then northwesterly on and along the northeasterly side of Seventy-first street six hundred and fifty feet to the northeasterly corner made by the intersection of said Seventy-first street and Second avenue; then northeasterly on and along the southeasterly side of Second avenue one hundred and two feet and two inches to a point at the middle of the block or space of ground lying between Seventy-first street and the street distinguished on the city map aforesaid by Seventy-second street; then northwesterly on a line crossing Second avenue and running through the middle or centre of the said last mentioned block or space of ground parallel with and equi-distant from each of the said last mentioned streets seven hundred and ten feet to the before mentioned Third avenue, and thence southwesterly on and along the southeasterly side or line of said Third avenue, crossing Seventy-first street, three hundred and sixty-two feet and ten inches to the northeasterly corner of Seventieth street and the said Third avenue, the aforesaid place of beginning; containing, inclusive of streets and avenues, twenty-one acres two roods and thirteen perches and one-half of a perch of land, according to the survey and map made of the said premises, under the direction of said Commissioners.”

*I do further report*, that I have ascertained and find that the title and interest of the plaintiff and defendants in the said lands and premises so as above described are as follows: *That* the said plaintiff is the owner and seized in fee simple of three equal undivided forty-eighth parts of said lands and premises;

*That* the defendant JAMES I. JONES is the owner of and seized in fee simple of twelve equal undivided forty-eighth parts of said

lands and premises ; and that the defendant ELIZABETH JONES, the wife of the defendant James I. Jones, has an inchoate right of dower in said twelve equal undivided forty-eighth parts of said lands and premises of which said James I. Jones is so seized as aforesaid ;

*That* the defendant FRANCES M. PENDLETON is the owner of and seized in fee simple of twelve equal undivided forty-eighth parts of said lands and premises ; and that the defendant EDMUND H. PENDLETON, husband of the said Frances M. Pendleton, has an estate for the joint lives of himself and his said wife in said twelve equal undivided forty-eighth parts of said lands and premises ;

*That* the defendant ALICE JONES is the owner of and seized in fee simple of four equal undivided forty-eighth parts of said lands and premises ;

*That* the defendant LEWIS C. JONES is the owner of and seized in fee simple of four equal undivided forty-eighth parts of said lands and premises ; and that the defendant CATHARINE M. JONES, wife of the said Lewis C. Jones, has an inchoate right of dower in the said four equal undivided forty-eighth parts of said lands and premises, of which said Lewis C. Jones is so seized as aforesaid ;

*That* the defendants JAMES I. JONES, GEORGE JONES, GEORGE A. JONES and LEWIS C. JONES, as trustees for the defendant HELEN LANGDON, under and by virtue of a certain deed of trust bearing date the sixth day of November, one thousand eight hundred and forty-seven, made and executed by Helen Langdon, then Helen Jones, of the first part, Woodbury Langdon of the second part, and James I. Jones, George Jones, George A. Jones and Lewis C. Jones of the third part, are seized in fee of four equal undivided forty-eighth parts of said lands and premises in trust to demise or lease the same for one or more years not exceeding twenty years, and out of rents to pay taxes and assessments, to pay over and account for the rest, residue and remainder to the said Woodbury Langdon during his life, and upon his death the said trust and the estate thereby created to cease and determine ; and if the said Helen survive him, the said trust property to revert to and re-vest in her in the same manner as the same existed immediately before the execution of said trust deed, with power to said trustees to make partition with other tenants in common ; and to execute and deliver the requisite conveyances in which the said parties of the first and

second parts shall join ; and with power also to said trustees to sell and convey said premises, provided the parties of the first and second parts shall join in the conveyance ; the proceeds of such sale to be invested in other real estate upon the same trusts as by reference to said deed of trust or the record thereof will more fully and at large appear ;

*That* the defendant JOHN JONES SCHERMERHORN is the owner of and seized in fee simple of three equal undivided forty-eighth parts of said lands and premises ;

*That* the defendant WILLIAM C. SCHERMERHORN is the owner of and seized in fee simple of three equal undivided forty-eighth parts of said lands and premises ; and that the defendant ANNE E. H. SCHERMERHORN, wife of said William C. Schermerhorn, has an inchoate right of dower in the said three equal undivided forty-eighth parts of said lands and premises, of which said William C. Schermerhorn is seized as aforesaid ;

*That* the defendants ELLEN SCHERMERHORN, HENRY A. SCHERMERHORN and FREDERICK A. SCHERMEEHORN, are jointly seized of three equal undivided forty-eighth parts of said lands and premises for and during the lives of the said Henry A. Schermerhorn and Frederick A. Schermerhorn and the survivor of them ; but upon the death of such survivor the same is to vest in the then living lawful issue of the said Henry A. and Frederick A. and in the said Ellen, if she then be living, and if she be then dead, in her lawful issue ; in case of the death of either of them leaving no lawful issue prior to the termination of the life estate, the survivors to take the interest of the one so dying ; in case of the death of all three without issue at the termination of the life estate, or in case the said Ellen, after the whole of the interest in said three forty-eighth parts may have vested in her by reason of the death of the other two without issue, die under the age of twenty-one years without issue, then said three undivided forty-eighth parts to vest in the right heirs of PETER SCHERMERHORN, late of the city of New York, deceased, grandfather of the said Henry A. Frederick A. and Ellen, pursuant to the last will and testament of the said Peter Schermerhorn, as by reference to said will or the probate thereof will more fully and at large appear.

And as to so much of said lands and premises as in said complaint and amended complaint, are secondly described as follows :

“ Also, that certain other tract, piece of land situate, lying and

“ being in said city, which in said report of such Commissioners  
 “ is designated as lot No. 6, and which is butted, bounded and  
 “ described as follows, that is to say: Beginning at the south-  
 “ easterly corner made by the intersection of Third avenue and  
 “ Seventy-fourth street, and running thence from Third avenue  
 “ to the East River, as follows, to wit; running from the said  
 “ place of beginning southeasterly on and along the southwest-  
 “ erly side of Seventy-fourth street to and across the said before  
 “ mentioned Second avenue, seven hundred and ten feet to the  
 “ southeasterly corner of said Second avenue and Seventy-fourth  
 “ street; then southwesterly, on and along the southeasterly side  
 “ or line of Second avenue, forty-six feet three inches and three-  
 “ quarters of an inch; then southeasterly on a line parallel with  
 “ Seventy-fourth street, and at the distance of forty-six feet three  
 “ inches and three quarters of an inch, southwesterly therefrom  
 “ to and across the said before mentioned First avenue, seven  
 “ hundred and fifty feet to a point on the southeasterly side or  
 “ line of said First avenue, at the distance of forty-six feet three  
 “ inches and three-quarters of an inch, southwesterly from Se-  
 “ venty-fourth street aforesaid; then southwesterly on and along  
 “ the southeasterly side of the First avenue, two hundred and  
 “ eighteen feet, to the southeasterly corner of the said last men-  
 “ tioned avenue and Seventy-third street; then southeasterly on  
 “ and along the southwesterly side of Seventy-third street to and  
 “ across the said before mentioned avenue A, to the southeaster-  
 “ ly corner of the said last mentioned avenue and street; then  
 “ southwesterly on and along the southeasterly side of the said  
 “ avenue A, one hundred and thirty-nine feet eleven inches and  
 “ three-quarters of an inch, to a point on the said southeasterly  
 “ side of the said last mentioned avenue, sixty-four feet and four  
 “ inches, northeasterly from the before mentioned Seventy-second  
 “ street; and then southeasterly on a line parallel with Seventy-  
 “ second street, and at the distance of sixty-four feet and four  
 “ inches therefrom to the East River, being at the distance north-  
 “ easterly from the northeasterly side of Seventy-second street  
 “ of sixty-four feet and four inches on a line at right angles with  
 “ the said street, and thence running along the River, as it runs  
 “ northeasterly to the southeasterly corner of the premises now  
 “ or lately in the possession of Richard Riker, the width of the  
 “ said hereby described lot (No. 6.) number six on the said East  
 “ River measuring the same on a line at right angles with Se-  
 “ venty-third street aforesaid, being three hundred and thirty-



‘ six feet and eight inches, and then running from the said East  
 “ River to the Third avenue aforesaid, along the division line  
 “ between the said land and premises now or late of the said  
 “ Richard Riker, and the said premises hereby intended to be  
 “ described as follows, to wit: first, North, forty-six degrees  
 “ West, four hundred and sixty-three feet; then North, forty-seven  
 “ degrees West, one thousand six hundred and sixty-nine feet,  
 “ and then North, fifty-eight degrees West, eight hundred and  
 “ twenty-three feet to said Third avenue, and then running south-  
 “ westerly on and along the southeasterly side of said Third  
 “ avenue, crossing Seventy-fourth street, two hundred and seventy-  
 “ nine feet and four inches, to the southeasterly corner of the  
 “ said last mentioned avenue and street, the aforesaid place of  
 “ beginning; containing, inclusive of streets and avenues, twenty-  
 “ one acres, three roods and eight perches of land, according to  
 “ the survey and map aforesaid, made of the said premises under  
 “ direction of said Commissioners.”

I do further report, that I have ascertained and find that the title and interest of the plaintiff and defendants in the lands and premises so as last above described, are as follows.

That the said PLAINTIFF is the owner of and seized in fee simple of three equal undivided forty-eighth parts of said lands and premises;

That the defendant JAMES I. JONES is the owner of and seized in fee simple of twelve equal undivided forty-eighth parts of said lands and premises; and that the said defendant ELIZABETH JONES, the wife of the said defendant James I. Jones, has an inchoate right of dower in said twelve equal undivided forty-eighth parts of said lands and premises, of which said James I. Jones is so seized as aforesaid;

That the defendant EDMUND H. PENDLETON is seized in fee simple of six equal undivided forty-eighth parts of said lands and premises, and that the defendant FRANCES M. PENDLETON, wife of said defendant Edmund H. Pendleton, has an inchoate right of dower in said six equal undivided forty-eighth parts of said lands and premises, of which said Edmund H. Pendleton is so seized as aforesaid;

That the defendant JAMES I. JONES, as sole surviving TRUSTEE, under and by virtue of a certain deed of trust bearing date the eighth day of January, one thousand eight hundred and eleven,

made and executed by Edmund H. Pendleton of the first part, and James I. Jones, John Jones and Edward R. Jones, of the second part, and of a certain other deed bearing date the twenty-third day of April, one thousand eight hundred and twenty-five, made and executed by Charles Jones of the first part, Edmund H. Pendleton and Frances Maria his wife of the second part, and James I. Jones, John Jones and Edward R. Jones, of the third part, (which said John and Edward R. are since deceased) is seized of six equal undivided forty-eighth parts of said lands and premises in trust for the sole and separate use of the said Frances Maria Pendleton during the marriage between her and the said Edmund H. Pendleton, and during their joint lives, and to permit them or him, the said Edmund, during said marriage, and until she shall otherwise order, to receive and take the rents with privilege to her at any time during coverture, in writing, to direct the disposition of said rents, and after such order to appropriate the same accordingly. And in case the said Frances M. Pendleton shall survive the said Edmund H. Pendleton, then from and after the death of the said Edmund H. in trust for the said Frances M. Pendleton, and her heirs forever. And, if the said Frances M. Pendleton should die during the said marriage and before the said Edmund H. Pendleton, then in trust for the said Edmund H. Pendleton for and during his natural life, and upon his death, in trust for the lawful issue of the said Frances M., and in default of lawful issue of the said Frances M. then living, then in trust for the heirs at law of the said Frances M. And the said deed last aforesaid authorizes and empowers the said Frances M. by her last will and testament, or any writing purporting to be, or in nature of her last will and testament, signed published and declared in the presence of three or more credible witnesses, to devise the trust property among her lawful issue, and, in default of issue, unto and among such other person or persons as she might see fit; and the Trustees or Trustee for the time being to assign and convey the trust property accordingly. The said deed also contains a power to the *cestui que trust* to lease not exceeding twenty-one years, and power to the Trustees or Trustee for the time being at any time, during the continuance of the trust, to make partition of such part of the *trust* property as is held in common with other persons, and with power to the said Edmund H. Pendleton and Frances Maria Pendleton at any time, during the marriage, by and

with the approbation of the Trustees or Trustee, to be expressed by joining in the conveyance, to sell and convey said trust property, the proceeds of such sale to be held by said Trustees upon the same trust as said lands were held as by reference to said deeds, or the records thereof, will more fully and at large appear. No child or children has ever been born to the said Edmund H. Pendleton and Frances M. Pendleton ;

That the defendant ALICE JONES is the owner of and seized in fee simple of four equal undivided forty-eighth parts of said lands and premises ;

That the defendant LEWIS C. JONES is the owner of and seized in fee simple of four equal undivided forty-eighth parts of said lands and premises ; and that the defendant CATHARINE M. JONES, wife of the said Lewis C. Jones, has an inchoate right of dower in the said four equal undivided forty-eighth parts of said lands and premises of which said Lewis C. Jones is so seized as aforesaid ;

That the defendants JAMES I. JONES, GEORGE JONES, GEORGE A. JONES and LEWIS C. JONES, as trustees for the defendant HELEN LANGDON, under and by virtue of a certain deed of trust bearing date the sixth day of November, one thousand eight hundred and forty-seven, made and executed by Helen Langdon, then Helen Jones, of the first part, Woodbury Langdon of the second part, and James I. Jones, George Jones, George A. Jones and Lewis C. Jones, of the third part, are seized in fee of four equal undivided forty-eighth parts of said lands and premises in trust, to demise or lease the same for one or more years, not exceeding twenty years, and out of the rents to pay taxes and assessments, to pay over and account for the rest, residue and remainder, to the said Woodbury Langdon during his life, and upon his death the said trust and the estate thereby created to cease and determine : and if the said Helen survive him, the said trust property to revert to and re-vest in her in the same manner as the same existed immediately before the execution of said trust deed, with power to said trustees to make partition with other tenants in common, and to execute and deliver the requisite conveyances in which the said parties of the first and second parts shall join, and with power also to said trustees to sell and convey said premises, provided the parties of the first and second parts shall join in the conveyance. The

proceeds of such sale to be invested in other real estate upon the same trusts, as by reference to said deed or the record thereof will more fully and at large appear ;

That the last above mentioned twelve equal undivided forty-eighth parts are subject to the right of dower of defendant REBECCA JONES, mother of said Lewis C. Jones, Alice Jones and Helen Langdon, and widow of the said Isaac C. Jones, deceased, and which said right accrued to the said Rebecca Jones, as the widow of the said Isaac C. Jones, on his death, and which said dower has never been admeasured ;

That the defendant JOHN JONES SCHERMERHORN is the owner of and seized in fee simple of three equal undivided forty-eighth parts of said lands and premises ;

That the defendant WILLIAM C. SCHERMERHORN is the owner of and seized in fee simple of three equal undivided forty-eighth parts of said lands and premises, and that the defendant ANNE E. H. SCHERMERHORN wife of said William C. Schermerhorn, has an inchoate right of dower in the said three equal undivided forty-eighth parts of said lands and premises, of which said William C. Schermerhorn is seized as afore-said ;

That the defendants ELLEN SCHERMERHORN, HENRY A. SCHERMERHORN, and FREDERICK A. SCHERMERHORN, are jointly seized of three equal undivided forty-eighth parts of said lands and premises for and during the lives of the said Henry A. Schermerhorn and Frederick A. Schermerhorn, and the survivor of them. But upon the death of such survivor, the same is to vest in the then living lawful issue of the said Henry A. and Frederick A., and in the said Ellen, if she then be living, and if she be then dead, in her lawful issue. In case of the death of either of them, leaving no lawful issue prior to the termination of the life estate, the survivors to take the interest of the one so dying. In case of the death of all three without issue at the termination of the life estate, or in case the said Ellen, after the whole of the interest in said three forty-eighth parts may have vested in her by reason of the death of the other two without issue, die under the age of twenty-one years without issue, then said three undivided forty-eighth parts to vest in the right heirs of Peter Schermerhorn, late of the city of New York, deceased, grandfather of the said Henry A., Frederick A. and Ellen, pursuant to the last will and testament of the said Peter Schermerhorn,



as by reference to said will, or the probate thereof, will more fully and at large appear.

And I do further find and report, that by reason of the death of John Jones Junior, the purposes for which the trust was created by the will of Eleanor Jones having ceased, the estate of the surviving trustee, James I. Jones, under said will, also ceased, pursuant to the statute in such case made and provided; and the parties who by said will were entitled to the premises first herein above described, thereupon became seized of a legal estate therein, of the same quality and duration and subject to the same conditions as their respective beneficial interests therein. But inasmuch as the will of said Eleanor Jones gave to the trustee or trustees, for the time being, a power to sell and convey said premises in fee simple, when they should deem it expedient so to do, the decree for partition, for the purpose of expending such power, should provide that said James I. Jones, the surviving trustee, release to the respective parties the portions of said lot NUMBER 3, which shall be apportioned to them respectively; and as to the portion of said land which shall be set off to said James I. Jones, on this partition, the same should be declared by the decree in this action to be free and discharged from the trusts declared in the will of the said Eleanor Jones.

And I do further report that, in my opinion, the lands described in the complaint and amended complaint in this action are capable of actual partition amongst the parties in interest.

And I do further report, that the schedule hereto annexed contains an abstract of the title to said premises and of the conveyances by which the same are held.

And I do further report, that I have caused searches to be made in the office of Register of the city and county of New York for specific incumbrances upon or affecting the premises described in said complaint and amended complaint, and I find none except a mortgage by the said Edmund H. Pendleton and Frances M. his wife, to said James I. Jones, to secure the payment of eight thousand dollars, dated the first day of April, one thousand eight hundred and fifty-two, and recorded the second day of April, one thousand eight hundred and fifty-two, in the office of Register of the city and county of New York, in Liber No. 171 of Mortgages, page 12, upon the undivided one-quarter part of lot No. 3, belonging to said Frances M. Pendleton.

And I do further report, that said decree should provide that said mortgage should be a lien specifically upon so much of said land as on such partition shall be set off to the said Frances M. Pendleton for her portion of said lot NUMBER 3.

Dated December 28th, 1854.

(Signed.) W. C. WETMORE,  
Referee, &c.

## SUPREME COURT.

CITY AND COUNTY OF NEW YORK.

EDMUND H. SCHERMERHORN,

*against*

JAMES I. JONES AND ELIZABETH JONES  
his wife, Edmund H. Pendleton and  
Frances Maria Pendleton his wife,  
Rebecca Jones, Woodbury Lang-  
don and Helen Langdon his wife,  
Lewis C. Jones and Catharine Jones  
his wife, Alice Jones, John Jones  
Schermerhorn, William C. Scher-  
merhorn and Anne E. H. Scher-  
merhorn his wife, Ellen Schermer-  
horn, Henry A. Schermerhorn,  
Frederick A. Schermerhorn, *James  
I. Jones, George Jones, George A.  
Jones, and Lewis C. Jones, Trustees  
for said Helen Langdon, and JAMES  
I. JONES, SOLE SURVIVING TRUSTEE  
FOR SAID FRANCES M. PENDLETON.*

John Q. Jones, a witness produced by the plaintiff, testifies as follows: Was not acquainted with John Jones, Senior; he was my uncle; he died, as he has been informed, in 1806; I knew his widow Eleanor Jones; she died November, 1824; they left children as follows: John Jones, Isaac C. Jones, James I. Jones, Frances M. Pendleton, wife of Edmund H. Pendleton, Sarah

Schermerhorn wife of Peter Schermerhorn ; these all survived their father ; they also had children, William Henry Jones and Eleanor Margaret Jones, both of whom survived their father, but died before their mother ; William Henry died about November, 1817, unmarried and without issue ; I have no knowledge that he left a will ; have understood that he died intestate ; Eleanor Margaret died about January 1814, unmarried, and I think she was about eighteen years old, without issue, and as I have always understood, without a will ; Isaac Colford Jones died about May, 1831 ; left a widow, Rebecca Jones, now living, and three children, viz : Lewis C. Jones, Helen Jones now wife of Woodbury Langdon, Alice Jones still single, all now living ; Frances M. Pendleton is the wife of Edmund H. Pendleton ; never had any children, and are both now living ; Sarah Schermerhorn and her husband Peter Schermerhorn are both dead ; their children are John Jones Schermerhorn, William C. Schermerhorn, Edmund H. Schermerhorn ; they had one son, Peter Augustus Schermerhorn, who died after his mother a short time ; he left a widow, Adeline, and three children ; their names, I believe, are Ellen, Henry A. and Frederick A. ; John Jones, Junior, died about April, 1846 ; James I. Jones is married ; his wife's name is Elizabeth ; Lewis C. Jones is married ; his wife is named Catharine ; William C. Schermerhorn is married ; his wife is Anne E. H. ; the children of Peter Augustus are infants under twenty-one years of age ; all the parties to this suit are over the age of twenty-one except the said defendants Ellen, Henry A. and Frederick A. Schermerhorn, whose ages I should judge to be : Ellen, about seventeen years, Henry A. about thirteen, and Frederick A. about nine years of age ; they reside with their mother, the said Adeline, in the city of New York ; that he knows the premises of which partition is sought in this action ; that he is of the opinion the same is capable of partition between the parties in interest.

(Signed,)

JOHN Q. JONES.

## SUPREME COURT,

CITY AND COUNTY OF NEW YORK.

EDMUND H. SCHERMERHORN,

*against*

JAMES I. JONES AND ELIZABETH JONES  
 his wife, Edmund H. Pendleton, and  
 Frances Maria Pendleton his wife,  
 Rebecca Jones, Woodbury Langdon  
 and Helen Langdon his wife, Lew-  
 is C. Jones and Catharine M. Jones  
 his wife, Alice Jones, John Jones  
 Schermerhorn, William C. Scher-  
 merhorn and Anne E. H. Scher-  
 merhorn his wife, Ellen Schermer-  
 horn, Henry A. Schermerhorn,  
 Frederick A. Schermerhorn, *James*  
*I. Jones, George Jones, George A.*  
*Jones, and Lewis C. Jones, Trustees*  
*for said Helen Langdon, and JAMES*  
 I. JONES, SOLE SURVIVING TRUSTEE  
 FOR SAID FRANCES M. PENDLETON.

City and County of New York, ss.:

James I. Jones, a witness produced by the plaintiff, testifies as follows: That he is acquainted with the premises of which partition is sought in this action, and that the dower of Rebecca Jones therein has never been admeasured of the interest of her deceased husband, Isaac C. Jones; that John Jones Senior, who was father of deponent, died September 29th, 1806, intestate: that Isaac C. Jones, brother of deponent, died May 12th 1831, intestate; that Sarah Schermerhorn, sister of deponent, died April 28th, 1845; that her husband, Peter Schermerhorn, died June 23d, 1852; and that their son, Peter Augustus Schermerhorn, died May 6th, 1845; that Eleanor Jones, the mother of this deponent, died November 24th 1824; that Edward R. Jones is dead, and died about the 10th January, 1839; that John Jones, Junior, brother of this deponent, died 27th April, 1846; that William H. Jones, the brother of this deponent, died 15th

October, 1817; that Eleanor M. Jones, the sister of this deponent, died 30th January, 1814; that the said John Jones, Junior, William H. Jones, and Eleanor M. Jones, died intestate, without issue.

(Signed,)

JAMES I. JONES.

Sworn before me, December }  
22, 1854, }

W. C. WETMORE,  
Referee.

## SUPREME COURT,

CITY AND COUNTY OF NEW YORK.

EDMUND H. SCHERMERHORN,

*against*

JAMES I. JONES AND ELIZABETH JONES  
his wife, Edmund H. Pendleton  
and Frances Maria Pendleton his  
wife, Rebecca Jones, Woodbury  
Langdon and Helen Langdon his  
wife, Lewis C. Jones and Catharine  
M. Jones his wife, Alice Jones, John  
Jones Schermerhorn, William C.  
Schermerhorn, and Anne E. H.  
Schermerhorn his wife, Ellen Scher-  
merhorn Henry A. Schermerhorn,  
Frederick A. Schermerhorn, *James*  
*I. Jones, George Jones, George A.*  
*Jones and Lewis C. Jones, Trustees*  
*for said Helen Langdon,* and JAMES  
I. JONES, SOLE SURVIVING TRUSTEE  
FOR SAID FRANCES M. PENDLETON.

The premises in question are part of a large tract of land called the Louvre Farm, which belonged to *David Provost*, and which was derived to him as follows:



SIR EDMUND ANDROS  
to  
JOHN BASSETT.

} Grant dated October  
9, 1677, of the northerly  
half of said farm.

Bounded by the common lands on the northwest by the East River on the southeast, by the land of Devoe on the northeast, and by the residue of said farm on the southeast. containing sixty acres of land.

JOHN BASSETT  
to  
WILLIAM GREEN.

} Deed dated  
Conveys same pre-  
mises.

WILLIAM GREEN  
to  
WILLIAM HALLETT.

} Deed dated  
Conveys same pre-  
mises.

WILLIAM HALLETT  
to  
GEORGE HALLETT.

} Deed dated  
Conveys same pre-  
mises.

SIR EDMUND ANDROS  
to  
CORNELIUS MATYSON.

} Grant dated  
of the southerly part of  
said farm : Bounded

northeasterly by the part granted as above stated to John Bassett, and containing thirty acres of land.

CORNELIUS MATYSEN  
to  
JOHANNES PETERSON.

} Deed dated  
Conveys same pre-  
mises.

JOHANNES PETERSON  
to  
GEORGE HALLETT.

} Deed dated  
Conveys same pre-  
mises.

*George Hallett* thus became seized of the whole farm, and conveyed the same as follows :

GEORGE HALLETT and wife	}	Deed dated May 2d
to		1727.
ABRAHAM LAMETER.		Conveys said farm.

ABRAHAM LAMETER and wife	}	Deed dated Sept. 11,
to		1742.
DAVID PROVOST.		Conveys said farm.

The foregoing deeds are not on record, or produced to me, but the evidence of them is derived from recitals in the deed referred to below, from James Provost to John Provost, Jr.

DAVID PROVOST	}	Deed dated Dec. 6th,
to		1777. Conveys to her
SARAH BOLTON LOFTUS.		said farm from his death

for her life, if she remain unmarried, with power to her, if she survived him, to convey said farm by deed or will to such grandchild or grandchildren of his, said David, in the line of his son John or his son William, and in such shares and proportions as she shall see fit, and to be and to remain to such grandchild or grandchildren by virtue thereof, in fee simple.

This deed is not on record ; it is referred to in the deed from S. B. Loftus to James Provost.

*David Provost* died about October, 1781, leaving a will dated September 1, 1781, by which he confirmed said deed to Sarah Bolton Loftus. Recorded in the office of Surrogate of the County of New York, in Liber No. 34 of Wills, page 383.

SARAH BOLTON LOFTUS	}	Deed dated March
to		19, 1787. Conveys said
JAMES PROVOST, eldest son of JOHN PROVOST, SON OF DAVID PROVOST.		premises, to have and to hold the same from and

after her death. Recorded in Liber 44 of Cons. page 230, June 4, 1787.

JAMES PROVOST, eldest son of JOHN PROVOST,  
*to*  
 JOHN PROVOST, DAVID PROVOST, JOHANNA BOWNE, (children of John Provost, William Provost, Catharine Provost,) Johanna Kelly and Helena Baurma, children of William Provost.

Deed dated March 20, 1787. Conveys to each an undivided eighth part of said farm. Recorded in Liber 44 of Cons. page 238, June 5, 1787. See also deed between said parties, dated March 21 1787, recorded in Liber 44, page 253.

CATHARINE PROVOST married Samuel Armour.

HELENA BAURMA became a widow, and married David Deas.

JAMES PROVOST died, leaving two children, viz. :—

CATHARINE JOHANNA, who married Benjamin R. Seaman, and ANN R., who married George C. Thomas.

JOHN PROVOST and wife, JOHN BOWNE and Johanna his wife, William Provost and wife, Samuel Armour and Catharine his wife, Samuel Kelly and Johanna his wife, David Deas, and Helena his wife,  
*to*  
 JOHN JONES.

Deed dated March 18, 1796. Conveys six undivided eighth parts of said farm, to have and to hold the same to him, his heirs and assigns forever, from and immediately after the death of said Sarah Bolton Loftus, reserving to

grantors, their heirs and assigns, the family vault in which the remains of David Provost were deposited, with free egress and regress to and from the same upon the land by such passage-way as said John Jones should appoint.

Recorded in Liber 65 of Cons. page 367, Oct. 13, 1796.

DAVID PROVOST and wife,  
*to*  
 JOHN JONES.

Deed dated May 14, 1802. Conveys one undivided eighth part of said farm in the same manner, and with the like reservation contained in the above deed. Recorded in Liber 65 of Cons. page 379.



<u>BENJAMIN R. SEAMAN and CATHARINE</u> JOHANNA his wife, " to JOHN JONES.	}	Deed dated Oct. 24, 1804. Conveys an un- divided sixteenth part of said farm in like man- ner, and with the same
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reservation contained in the foregoing deed.

Recorded in Liber 69 of Cons. page 224, March 28, 1805.

<u>GEORGE C. THOMAS and ANN R. his</u> wife, to JOHN JONES.	}	Deed dated April 29, 1806. Conveys an un- divided sixteenth part of said farm in like man- ner, and with the same
--	---	---

reservation contained in the foregoing deed.

Recorded in Liber 84 of Cons. page 56. Aug. 30, 1809.

An Act of the Legislature of the State of New York was passed April 25, 1785, vesting all the real estate of which David Provost died seized in George Remsen, Charles Cromelien and Aaron Burr, and the survivor of them, in trust to sell and dispose of, as they shall deem most conducive to the interest of the devisees of the said David Provost; and the act further provided that if they or either of them should neglect or refuse to assume the trust, the Chancellor, upon the application of any of the devisees, might appoint other trustee or trustees in the place of those neglecting or refusing.

CHARLES CROMELIEN and AARON BURR neglected and refused to assume the trust, and the Chancellor, on the petition of the devisees of David Provost, on the 21st day of December, 1785, appointed Daniel Ludlow and Rem P. Remsen, trustees, in the place of those so refusing.

Although the deed to Sarah Bolton Loftus and the will of David Provost were deemed sufficient to vest the title in her, yet it appears that Mr. Jones was advised to remove all questions that might grow out of the above entitled act. He therefore procured a deed from these trustees to him for said farm, dated March 30th, 1796. Recorded in Liber 65 of Cons., page 353, Oct. 13, 1803.

Upon opening of the New road (now Third avenue) a part of said farm was left on the west side of said road, and a piece of ground was left between the Old Post road and the New road, which piece of ground, by grant dated January 27th, 1800, the Mayor, Aldermen and Commonalty of the city of New York granted to John Jones, reserving a quit rent, which was commuted and released November 18th, 1846. Release recorded in Lib. 482 of Convs., page 207.

JOHN JONES died intestate about September 29, 1806, leaving a widow, Eleanor Jones, and six children, his heirs-at-law, viz. :—

JOHN JONES.

ISAAC C. JONES.

JAMES I. JONES.

FRANCES M. JONES, who married Edmund H. Pendleton, January, 1811.

SARAH, wife of Peter Schermerhorn.

WILLIAM HENRY JONES.

ELEANOR MARGARET JONES died January, 1814, unmarried, and without issue.

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## IN CHANCERY.

PETER SCHERMERHORN and SARAH his wife,

*agst.*

JOHN JONES, JAMES I. JONES, ISAAC C. Jones, Edmund H. Pendleton Frances M. his wife, and the Trustees of Frances M. and William Henry Jones.

Bill filed for Partition, June 29th, 1814.

At the time of the marriage of Mr. and Mrs. Pendleton, a marriage settlement was made vesting her property in trustees for her benefit. A guardian *ad litem* was appointed for the in-

fant defendant William Henry Jones. Decree for partition and appointment of Commissioners to make same, November 1, 1816. Commissioners, Joshua Jones, Isaac Jones, and Francis B. Winthrop, with power to the majority to act. Commissioners' report filed July 8, 1817, and decree made to confirm the same. Decree enrolled October 8, 1817.

*The Farm* was laid out into six parcels by the Commissioners, and PARCEL NUMBER 6 was set off to William Henry Jones, and PARCEL NUMBER 3 was set off to John Jones.

We will first follow up the title to Lot NUMBER 3.

JOHN JONES,	}	Deed dated Aug. 3,
to		1822. Conveys said lot
ISAAC CAROW and JAMES I. JONES.	}	No. 3 in trust to sell
		and pay debts of grantor.

Recorded in Liber 161 of Cons., page 249, Aug. 6, 1822.

ISAAC CAROW and JAMES I. JONES,	}	Deed dated March
to		1, 1823. Conveys same
ELEANOR JONES.		piece of land.

Recorded in Liber 166 of Cons., page 23, April 10, 1823.

*Eleanor Jones* died Nov. 24, 1824, leaving a will, dated July 15, 1823, by which she devises to Isaac C. Jones and Isaac Carow, the said lot No. 3, in trust, to sell and convey the same at public or private sale, as they shall see fit, and the proceeds of such sale to invest; and after paying taxes, assessments, and other incidental expenses, the trustees to pay to her son John such portion of the income as they should deem fit and proper for his maintenance and support in a comfortable and respectable style of living, and to accumulate the surplus income; that if the said John should have a family, then to apply the whole of the income to the support of himself and family, if the said trustees deemed it proper so to do; and upon the decease of her said son John, to pay over, assign and deliver the trust estate and property to his lawful issue, if any, and in default of issue of the said John, then, upon his death, to pay over, assign and deliver all the said trust estate and property unto her sons

James I. Jones and Isaac C. Jones, and her daughters Sarah Schermerhorn and Frances M. Pendleton, equally share and share alike.

The will contained a provision for the appointment of a new trustee in case of the death of either of the trustees. She appointed her sons John Jones, James I. Jones, and Isaac C. Jones, executors.

She made a codicil to her will, dated Oct. 21, 1823, but which makes no alteration in her will in relation to the property in question.

The will and codicil were proved before the Surrogate of New York, Nov. 30th, 1824, and recorded in Liber 59 of Wills, page 126.

*Isaac C. Jones*, one of the trustees, died on or about May 10, 1831, and the said John Jones, James I. Jones, Sarah Schermerhorn, and Frances M. Pendleton, executed an instrument, dated Nov. 23, 1821, by which they nominated and appointed Peter Schermerhorn to be trustee in the place of Isaac C. Jones, deceased.

*Isaac Carow*, surviving trustee, by deed dated Dec. 22, 1831, conveyed the whole trust property to John Jones Schermerhorn, for the purpose that he should convey the same to the said Isaac Carow and Peter Schermerhorn, upon the trust aforesaid.

*John Jones Schermerhorn*, accordingly, by deed dated Dec 22, 1831, conveyed said trust property to Isaac Carow and Peter Schermerhorn, to have and to hold the same upon the trusts contained in the will of the said Eleanor Jones.

On or about March, 1845, Isaac Carow presented a petition to the Chancellor praying to be discharged from his trust, and that a new trustee be appointed in his place; and such proceedings were thereupon had that he was removed, and James I. Jones appointed trustee in his stead, and an order made.

*Isaac Carow*, in pursuance of said order, by deed dated May 24, 1845, conveyed said trust property to James I. Jones and

Peter Schermerhorn. Deed recorded in Register's office, in Liber 464 of Cons., page 108, June 23, 1845.

*John Jones* died without issue, April 27, 1846.

*Isaac C. Jones* died May 10, 1831, leaving a widow, Rebecca Jones, still living, and three children, viz: Lewis C. Jones, Helen Jones, now wife of Woodbury Langdon (prior to whose marriage was executed an ante-nuptial contract, dated November 6, 1847, by which her interest was assigned to James I. George, George A. and Lewis C. Jones, in trust, &c.,) and Alice Jones.

*Sarah Schermerhorn* died April 28, 1845, leaving her husband, Peter Schermerhorn, and four children her surviving, viz.

*John Jones Schermerhorn,*  
*William C. Schermerhorn,*  
*Edmund H. Schermerhorn,*  
*Peter Augustus Schermerhorn.*

Peter Augustus Schermerhorn died May 6, 1845, leaving a will dated March 27th, 1845, by which he devised all his estate, real and personal, to his wife, Adeline Schermerhorn. Will proved before the Surrogate of New York, May 28, 1845, and recorded in Liber 91 of Wills, page 296.

JOHN JONES SCHERMERHORN, EDMUND	} Deed dated September 22, 1845. Conveys all grantors' interest in said premises. Recorded in Liber 463 of Conveyances, page 538, October 3, 1845.
H. SCHERMERHORN, WILLIAM C.	
SCHERMERHORN, and ADELINE E.	
SCHERMERHORN,	
to	
PETER SCHERMERHORN.	

Peter Schermerhorn died June 23d, 1852, leaving a will dated May 11, 1849, by which he directs his real estate in the city of New York to be divided into four equal parts. Three of said fourth parts he devises to his three sons, John J. Schermerhorn, Edmund H. Schermerhorn and William C. Schermerhorn, one of said equal fourth parts to each of them, for life, with power



to each to dispose of his share by will among his lawful issue, and among his brothers and their lawful issue; and in case either of said sons should die without leaving a will, then the share of the one so dying to go to his lawful issue.

The remaining one equal fourth part he devised to his three grandchildren, children of his deceased son Peter Augustus—that is to say, Ellen Schermerhorn, Henry A. Schermerhorn and Frederick A. Schermerhorn, in equal portions or shares, and share alike, for and during the lives of the said Henry A. and Frederick A., and the survivor of them; and upon the death of the survivor, said fourth part to vest in the lawful issue of the said Henry A. and Frederick A., and in the said Ellen, if she then be living, or, if dead, in her lawful issue. Should one or two of his said grandchildren die before the termination of the life estate so created in respect to their shares, without leaving lawful issue, the interest of the one or two so dying to pass to the survivors or survivor of them, and to his, her or their lawful issue. In case his three grandchildren should be deceased at the time of the termination of the life estate, leaving no lawful issue, or should the said Ellen, after the whole of said fourth may have vested in her by reason of the death of Henry and Frederick, without issue die under the age of twenty-one years, leaving no issue, then said one-fourth to vest in the right heirs of the testator.

The Referee's report then proceeds to state, that it was further provided in said will that, Whereas the testator's son, Peter Augustus, departed this life shortly after his mother, leaving a will made before the death of his mother, by which he bequeathed all his estate, real and personal, to his wife Adeline, by which will she took her husband's interest in the estate of his mother; therefore, if the said Adeline should omit to vest or cause to be vested in the testator's said three grandchildren, or the survivors or survivor of them, the said estate derived by her under the will of her husband, from the deceased wife of the said testator, in the manner provided in said will, or should the said three grandchildren all die before testator, then, in such case, he divided his said estate into three equal parts, and gave one to each of his

surviving sons, for the same estate, with the same limitations and powers as above expressed in relation to the portions they would have taken by the first mentioned division. The will contained a power to his sons and the guardian of his grandchildren during their minority, and to them after their majority, to make leases, not exceeding twenty-one years.

The testator made a codicil to his will, dated February 3d, 1852, by which he revoked the restrictions upon the shares given to his three sons, and devised to each of his said sons their shares, in fee simple, and authorized and empowered his executors to sell his real estate in the city of New York, the proceeds of such sale to be deemed real estate. By the will he appointed John J. Schermerhorn, Edmund H. Schermerhorn, William C. Schermerhorn, and Edward Banker, executors.

Will proved before the Surrogate of New York, July 8, 1852, and recorded in Liber 104 of Wills, page 309.

Adeline Schermerhorn, widow and devisee of Peter A. Schermerhorn, did make the conveyance required by said will: the same is dated July 15, 1852, and recorded in Liber 608 of Conveyances, page 626.

Lot No. 3 is now owned as follows :

JAMES I. JONES,.....	<i>Twelve forty-eighths.</i>
FRANCIS M. PENDLETON,.....	<i>Twelve forty-eighths.</i>
LEWIS C. JONES,.....	<i>Four forty-eighths.</i>
ALICE JONES,.....	<i>Four forty-eighths.</i>
JAMES I. JONES, GEORGE JONES,	} <i>Four forty-eighths.</i>
GEORGE A. JONES, LEWIS C. JONES,	
Trustees of HELEN LANGDON,.....	
JOHN JONES SCHERMERHORN,.....	<i>Three forty-eighths.</i>
EDMUND H. SCHERMERHORN,.....	<i>Three forty-eighths.</i>
WILLIAM C. SCHERMERHORN,.....	<i>Three forty-eighths.</i>
HENRY A. SCHERMERHORN, FREDER- ICK A. SCHERMERHORN, ELLEN SCHER- MERHORN, for and during the lives of Henry A. and Frederick A., and the survivor of them, the same to vest as provided in the will of Peter Schermerhorn.	} <i>Three forty-eighths.</i>

The trustees under the will of Eleanor Jones never executed the power of sale contained in her will, and upon the death of John Jones, April 27, 1846, the legal title to the said premises vested in the parties aforesaid, by virtue of the provisions of the 47th section of article 2d, title 2d, chapter 1st, 2d part, Revised Statutes. (See 21st of Wendell Rep., 147,—4th Paige Rep. 403,—see 67th section of above mentioned act.

We will now follow up the title to lot NUMBER SIX.

In the partition suit in Chancery, Peter Schermerhorn, and Sarah his wife, against John Jones and others hereinbefore mentioned, lot NUMBER SIX was set off to William Henry Jones.

William Henry Jones died unmarried and intestate.

He left him surviving as his heirs at law—

Isaac C. Jones,

John Jones,

Francis M. Pendleton,

Sarah Schermerhorn,

James I. Jones.

JOHN JONES	}	Deed dated August 3, 1822.
<i>to</i>		Conveys his interest in said
ISAAC CAROW and JAMES I. JONES.		premises in trust, to sell and pay debts of grantor. Record-

ed in Liber 161 of Conveyances, page 249, August 6, 1822.

#### IN CHANCERY.

ISAAC C. JONES, EDMUND H. PENDLETON and FRANCES M. his wife, PETER SCHERMERHORN and SARAH his wife, <div style="text-align: center;"><i>vs.</i></div> JAMES J. JONES, ISAAC CAROW, and JAMES I. JONES, Trustees, JOHN JONES, JAMES I. JONES, and EDWARD R. JONES, Trustees, JOHN JONES, and ELEANOR JONES.	}	Bill filed for partition of said premises December 18, 1822, Edmund H. Pendleton and wife, prior to marriage, having made a marriage settlement, by which John Jones, Edward R. Jones, and James I. Jones, were made Trustees of her property
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they were made parties to this suit.



Decree January 4, 1823, of partition, and appointing Isaac Jones, John Hone and Edward W. Laight, commissioners, who reported to the Court that the premises were so situated that the whole should be sold ; and on the seventh day of January, 1823, a decree was made, directing the said commissioners to sell the said premises at public auction.

ISAAC JONES, JOHN HONE and EDWARD W. LAIGHT, Com- missioners, &c., to	} Deed dated May 1, 1823. Conveys said premises. Re- corded in Liber. 171 of Cons., page 1, Sept. 23, 1823.
PETER SCHERMERHORN, JAMES J. JONES, ISAAC C. JONES, and EDMUND H. PENDLETON.	

EDMUND H. PENDLETON and FRANCES M. his wife, to	} Deed dated June 30, 1823, conveys one equal undivided fourth part of said premises. Recorded in Liber. 171 of Cons. page 212, Sept. 23, 1823.
JAMES J. JONES.	

JAMES J. JONES to	} Deed dated July 1, 1823. Covenant to stand seized to the use of John Jones, James
JOHN JONES, EDWARD R. JONES.	

I. Jones, Edward R. Jones, of one undivided half of the undivided quarter above conveyed in trust to the sole and separate use of Frances M Pendleton, during the marriage of her and the said Edmund H. Pendleton, and during their joint lives, free from his debts, disposition or control, but to permit the said Pendleton and wife, or him, to receive the rents until she should, by writing, order the same to be paid to her, and upon the receipt of such order, to pay the same to her, and in case she should survive him, then, from and after his death, in trust for her and her heirs forever. And in case he should survive her, then in trust for him for his life, and upon his death, in trust for her lawful issue, and in default of any lawful issue of said Frances living at his death, then in trust for her heirs at law, with power to her to make a will and devise the same unto and among her lawful issue, and in default of issue, to such person or persons as she should see fit, with power to said Pendleton and wife to lease the premises for any time not exceeding twenty-one years, and with power to the trustees to make partition with the other tenants in common.

Recorded in Liber 171 of Cons., page 222, Sept. 23, 1823.

JAMES J. JONES } Deed dated April 22, 1825,  
to } for the purpose of vesting the  
CHARLES JONES. } part of said premises pursuant  
to the foregoing covenant. Conveys the same to Charles Jones.  
Recorded in Liber 190 of Cons., page 353, May 31, 1825.

CHARLES JONES } Deed dated April 23, 1825.  
to } Conveys the same portion of  
JOHN JONES, EDWARD R. JONES, } said premises conveyed by last  
and JAMES I. JONES. } deed, being one half part of  
one quarter of said Lot No. 6,  
in trust upon the trusts declared in the above mentioned cove-  
nant to stand seized, made by James I. Jones to John Jones  
and Edward R. Jones.

Recorded in Liber 190 of Cons., page 357, May 30, 1825.

JAMES J. JONES } Deed dated July 1, 1823.  
to } Conveys the other one half  
FRANCES M. PENDLETON, wife } of said undivided quarter of  
of EDMUND H. PENDLETON. } said Lot No. 6. Recorded in  
Liber 171 of Cons., page 217,  
Sept. 23, 1823.

EDMUND H. PENDLETON, and } Deed dated Jan'y 27, 1836.  
FRANCES M. his wife, } Conveys said last mentioned  
to } one-eighth of said Lot No. 6.  
AUGUSTUS FLEMING. } Recorded in Liber 347 of  
Cons., page 615, March 1, 1836.

AUGUSTUS FLEMING } Deed dated Feb'y 29, 1836.  
to } Conveys the same premises.  
EDMUND H. PENDLETON. } Recorded in Liber 347 of  
Cons., page 618, March 1, 1836.

The undivided quarter of said Lot No. 6, which belonged to Peter Schermerhorn, by the Commissioners' Deed above mentioned, is derived as follows:

*Peter Schermerhorn* died June 23, 1852, leaving a will dated May 11, 1849, by which he directs his real estate in the city of New York to be divided into four equal parts; three of said fourth parts he devised to his three sons John J. Schermerhorn, Edmund H. Schermerhorn and William C. Schermerhorn, one of said equal fourth parts to each of them for life, with power

to each to dispose of his share by will among his lawful issue, and among his brothers and their lawful issue, and in case either of said sons should die without leaving a will, then the share of the one so dying to go to his lawful issue; the remaining one equal fourth he devised to his three grandchildren, children of his deceased son Peter Augustus, that is to say, Ellen Schermerhorn, Henry A. Schermerhorn, and Frederick A. Schermerhorn, in equal portions, or share and share alike, for and during the lives of the said Henry A. and Frederick A., and the survivor of them, and upon the death of the survivor, said fourth part to vest in the lawful issue of the said Henry A. and Frederick A., and in the said Ellen, if she then be living, or if dead, in her lawful issue; should one or two of his said grandchildren die before the termination of the life estate so created in respect to their share, without leaving lawful issue, the interest of the one or two so dying to pass to the survivors of them, and to his, her or their lawful issue; in case his three grandchildren should be deceased at the time of the termination of the life estate, leaving no lawful issue, or should the said Ellen, after the whole of said fourth may have vested in her by reason of the death of Henry and Frederick without issue, die under the age of twenty-one years, leaving no issue, then said one-fourth to vest in the right heirs of the testator.

The Referee's report then proceeds to state, that it was further provided in said will that, whereas the testator's son, Peter Augustus, departed this life shortly after his mother, leaving a will made before the death of his mother, by which he bequeathed all his estate, real and personal, to his wife Adeline, by which will she took her husband's interest in the estate of his mother; therefore, if the said Adeline

should omit to vest or cause to be vested in the testator's said three grandchildren or the survivors or survivor of them, the said estate derived by her under the will of her husband from the deceased wife of the testator, in the manner provided in said will, or should the said three grandchildren all die before testator, then and in such case he divided his said estate into three equal parts, and gave one to each of his surviv-

ing sons for the same estate with the same limitations and powers as above expressed in relation to the portions they would have taken by the first mentioned division. The will contained a power to his sons and the guardian of his grandchildren during their minority, and to them after their majority, to make leases not exceeding twenty-one years. The testator made a codicil by which he revoked the restrictions upon the shares given to his three sons, and devised to each of his said sons his share in fee simple, and authorized and empowered his executors to sell his real estate in the city of New York, the proceeds of such sale to be deemed real estate. He appointed by the will John J. Schermerhorn, Edmund H. Schermerhorn, William C. Schermerhorn and Edward Banker, executors.

Will proved before the Surrogate of New York. July 8, 1852, and recorded in Liber 104 of Wills, page 309.

*Adeline Schermerhorn*, widow and devisee of Peter A. Schermerhorn, did make the conveyance required by said will; the same is dated July 15, 1852, and recorded in Liber 608 of Cons. page 626.

The title to the undivided quarter of said farm of Isaac C. Jones, is derived as follows :

*Isaac C. Jones*, died intestate, May 12, 1831, leaving a widow, Rebecca Jones, still living, and three children, his only heirs at law, viz :

*Lewis C. Jones*,

*Helen Jones*.

*Alice Jones*.

*Helen Jones* married Woodbury Langdon, November 1847; prior to such marriage, an ante-nuptial settlement was entered into, dated November 6, 1847, between Helen Jones of the first part, Woodbury Langdon of the second part, and James I. Jones, George Jones, George A. Jones, of the third part, recites the intended marriage, her ownership of an undivided interest in said farm and other property, and the agreement of the parties of the second part and first part, to assign the property in trust. Then assigns said property to the parties of the third part, in trust, to let and lease for not more than twenty years; to apply the rent to the payment of taxes and expenses,

and to apply the residue and pay the same over to the party of the second part for life; and upon his death the trust thereby created to cease, and the trust property thereupon to revert to and revest in the party of the first part and her heirs. The deed contained the power to the parties of the third part to make partition and also to sell and convey the trust property or any part thereof, upon the parties of the first and second part joining in the conveyance. The proceeds of the sale to be held upon the like trust.

Lot No. 6 is now owned as follows:

JAMES I. JONES, in fee,.....	<i>Twelve forty-eighths.</i>
EDMUND H. PENDLETON,.....	<i>Six forty-eighths.</i>
JAMES I. JONES, surviving trustee of } FRANCES M. PENDLETON,..... }	<i>Six forty-eighths.</i>
LEWIS C. JONES,.....	<i>Four forty-eighths.</i>
JAMES I. JONES, GEORGE JONES, GEORGE } A. JONES and LEWIS C. JONES, trus- } tees of HELEN LANGDON..... }	<i>Four forty-eighths.</i>
ALICE JONES,.....	<i>Four forty-eighths.</i>
JOHN JONES SCHERMERHORN,.....	<i>Three forty-eighths.</i>
EDMUND H. SCHERMERHORN,.....	<i>Three forty-eighths.</i>
WILLIAM C. SCHERMERHORN,.....	<i>Three forty-eighths.</i>
HENRY A. SCHERMERHORN, FREDERICK } A. SCHERMERHORN, ELLEN SCHER- } MERHORN, for and during the lives } of Henry A. and Frederick A. and } the survivor of them, the same to } vest as provided in the will of Peter } Schermernhorn,..... }	<i>Three forty-eighths.</i>

(Here follows a description of the same land and in same words as on pages 3 and 7 ante.)

Clerk of the City and County of New York:

Please search in your office for notices of pendency of suit certificates of Sheriff's and Marshal's sales, and insolvent assignments, affecting the above described land, or any part thereof,



by or against the persons below described or any of them, for the periods set opposite their respective names, and certify the result below for

Yours, &c.,

BENJ. D. SILLIMAN.

1. *Edmund H. Pendleton*, { From 1st May, 1823, to date of
2. *Frances M. Pendleton*, { your certificate.
3. *James I. Jones* individually or as a trustee from 1st May, 1823, to date of your certificate.
4. *John Jones*, Trustee for Frances M. Pendleton, from 20th April, 1825, to 27th April, 1846.
5. *Edward R. Jones*, Trustee for Frances M. Pendleton, from 20th April, 1825, to February 1st, 1839.
6. *Charles Jones*, from 20th April, 1825, to June 1st, 1825.
7. *Augustus Fleming*, from 20th February, 1836, to 2nd March, 1836.
8. *Isaac Carow*, as trustee, from 24th Nov. 1824, to the first day of September, 1855.
9. *Isaac C. Jones* individually or as trustee, from 1st May, 1823, to 16th May, 1831.
10. *Peter Schermerhorn* individually or as a trustee, from 1st May, 1823, to 23d June, 1852.
11. *Mrs. Sarah Schermerhorn*, from 24th November, 1824, to 30th April, 1845.
12. *John Jones Schermerhorn*, from 20th Dec., 1831, to 24th Dec., 1831, and from 20th April, 1845, to 5th Oct., 1845, and from 20th June, 1852, to date of your certificate.
13. *Peter Augustus Schermerhorn*, from 20th April, 1845, to 5th October, 1845.
14. *Edmund H. Schermerhorn*, from 20th April, 1845, to 5th October, 1845, and from 20th June, 1852, to date of your certificate.
15. *William C. Schermerhorn*, from 20th April, 1845, to 5th October, 1845, and from 20th June, 1852, to date of your certificate.
16. *Ellen Schermerhorn* from 20th June, 1852, to date of your certificate.
17. *Henry A. Schermerhorn*, from 20th June, 1852, to date of your certificate.

18. *Frederick A. Schermerhorn*, from 20th June, 1852, to date of your certificate.
19. *Rebecca Jones*, from 10th May, 1831, to date of your certificate.
20. *Helen Jones*, from 10th May, 1831, to January 1st, 1848.
21. *Alice Jones*, from 10th May, 1831, to date of your certificate.
22. *Lewis C. Jones*, either individually or as trustee, from 10th May, 1831, to date of your certificate.
23. *George Jones* as trustee for Helen Langdon, from 5th November, 1847, to date of your certificate.
24. *George A. Jones* as trustee for Helen Langdon, from 5th November, 1847, to date of your certificate.

And please search for notices of pendency of suit, certificates of sheriff's and marshal's sales and insolvent assignments affecting any and all lands whatever by

25. *Adeline E. Schermerhorn*, from 1st May, 1845, to July 23d, 1852.

And certify the result of all such searches below for

Yours, &c.,

BENJ. D. SILLIMAN.

#### SHERIFF'S CERTIFICATE.

(relates to other land.)

1831. May 10.—John Jones and Nath. Hodgson.

Insolvent assignment.

1830. Feb. 13.—John Jones.

Lis Pendens.

Edmund H. Pendleton, et al., do.

*ads.*

1828. March. 22.—The Union Insurance Co.

John Jones, et al.,

*ads.*

1828. April 19.—Jefferson Insurance Co. do.

1829. March 20.—Washington Insurance Co. do.

Peter Schermerhorn, et al.,

*ads.*

1848. Jan. 18.—Wm. Conselyea, et al., do.

July 12. do. do.

Isaac Jones, et al.,

*ads.*

1829. April 17.—Manhattan Fire Ins. Co. (relates to other land.)

George and George A. Jones, et al.,

*ads.*

1850. April 20.—Rebecca Jones. do.

1851. Sept. 9. do. do.

1853. May 4. do. do.

“ 28.—Jos. Allston and wife. do.

Peter and Abm. Schermerhorn, et al.,

*ads.*

1825. Aug. 19.—Thos. R. Grant, admr., &c. do.

1848. May 9.—Robert C. Voorhies. do.

George A. Jones, et al.,

*ads.*

1852. Nov. 18.—Wm. T. Walcott. do.

Edward R. Jones, et al.,

*ads.*

1835. Dec. 11.—Asa Bigelow, jr. do.

1837. May 8.—The Howard Insurance Co. do.

Rebecca Jones, et al.,

*ads.*

1840. Feb. 25.—Joseph Allston and wife. do.

1849. Oct. 15.—Lewis C. Jones and wife. do.

1853. May 4.—Rebecca Jones. do.

“ 28.—Joseph Allston, et al. do.

James I., George and George A. Jones, et al.,

*ads.*

1849. Oct. 15.—Lewis C. Jones and wife. do.

George Jones, et al.,

*ads.*

1850. Dec. 9.—John H. Harbeck. do.

1851. Sept. 9.—Henry Baker and wife. do.

1852. Dec. 8.—Ely A. Elliott. do.

1853. July 21.—William H. Jacobs, do.

James I. Jones, et al.,

*ads.*

1852. Feb. 25.—Archd. B. Schermerhorn. do.

William C. and Edward A. Schermerhorn, et al.,

*ads.*

1845. Sept. 23.—Ellen Atkinson. (relates to other land.)

Sarah D. Schermerhorn, et al.,

*ads.*

1831. Mar. 17.—Leonard Kip. do.

None other found for the periods. Fees, \$51 50.

October 12, 1854.

(Signed,) R. B. CONNOLLY, Clerk.

Lis Pendens.

Edmund H. and Frances M. Pendleton, et al.,

(the present suit.)

*ads.*

1854. Nov. 29.—Edmund H. Schermerhorn. do.

Dec. 6. do. do.

James I. Jones, Rebecca, Alice and Geo. A. Jones. do.

*ads.*

1854. Nov. 29.—Edmund H. Schermerhorn. do.

Dec. 6. do. do.

Henry O. Schermerhorn, et al.

*ads.*

1854. Nov. 8.—Joshua B. Smith, two notices. (other parties.)

Henry A., John Jones, William C., Ellen and

Frederick A. Schermerhorn, et al., (the present suit.)

*ads.*

1854. Nov. 29.—Edmund H. Schermerhorn. do.

Dec. 6. do. do.

None other found. Fees 8s.

October 28th, 1854.

R. B. CONNOLLY, Clerk.

Here follows same description of premises as on pages

3 and 7, ante.

*The Register of the City and County of New York* will please search for deeds, leases, mortgages, and all other encumbrances filed or recorded in his office affecting the land above described or any part thereof, by the following persons or any of them for the periods set opposite their respective names.

1. *Edmund H. Pendleton*, { From 1st May, 1823, to date of
2. *Frances M. Pendleton*, { your certificate.
3. *James I. Jones*, individually or as trustee, from 1st May, 1823, to date of your certificate.
4. *John Jones*, Trustee for Frances M. Pendleton, from 20th April, 1825, to 27th April, 1846.
5. *Edward R. Jones*, Trustee for Frances M. Pendleton, from 20th April, 1825, to February 1st, 1839.
6. *Charles Jones*, from 20th April, 1825, to June 1st, 1825.
7. *Augustus Fleming*, from 20th February, 1836, to 2nd March, 1836.
8. *Isaac Carnw*, as Trustee from 24th November, 1824, to September 1st, 1845.
9. *Isaac C. Jones*, individually or as Trustee, from 1st May, 1823, to 16th May, 1831.
10. *Peter Schermerhorn*, individually or as a Trustee, from 1st May, 1823, to 23d June, 1852.
11. *Mrs. Sarah Schermerhorn*, from 24th November, 1824, to 30th April, 1845.
12. *John Jones Schermerhorn*, from 20th December, 1831, to 24th December, 1831, and from 20th April, 1845, to 5th October, 1845, and 20th June, 1852, to date of your certificate.
13. *Peter Augustus Schermerhorn*, from 20th April, 1845, to 5th October, 1845.
14. *Edmund H. Schermerhorn*, from 20th April, 1845, to 5th October, 1845, and from 20th June, 1852, to date of your certificate.
15. *William C. Schermerhorn*, from 20th April, 1845, to 5th October, 1845, and from 20th June, 1852, to date of your certificate.
16. *Ellen Schermerhorn*, from 20th June, 1852, to date of your certificate.



17. *Henry A. Schermerhorn*, from 20th June, 1852, to date of certificate.
18. *Frederick A. Schermerhorn*, from 20th June, 1852, to date of your certificate.
19. *Rebecca Jones*, from 10th May, 1831, to date of your certificate.
20. *Helen Jones*, from 10th May, 1831, to January 1st, 1848.
21. *Alice Jones*, from 10th May, 1831, to date of your certificate.
22. *Lewis C. Jones*, either individually, or as a Trustee from 10th May, 1831, to date of your certificate.
23. *George Jones*, as Trustee for Helen Langdon, from 5th November, 1847, to date of your certificate.
24. *George A. Jones*, as Trustee for Helen Langdon, from 5th November, 1847, to date of your certificate.

Please search also for all deeds, leases, mortgages and all other encumbrances affecting any and all land whatever by.

25. *Adeline E. Schermerhorn*, from 1st May, 1845, to July 23rd, 1852.

And certify the result of all such searches below, for

Yours, &c.,

BENJAMIN D. SILLIMAN.

Edmund H. Pendleton, and Frances M. his wife, to James I. Jones, mortgage for \$8000, dated 1st April, 1852. Recorded 2d April, 1852. Lib. 386, p. 636.

Same to Same. Deed dated 30th June, 1823. Recorded 23d September, 1823. Lib. 171, p. 212.

James J. Jones to Sarah Schermerhorn, wife of Peter Schermerhorn, Jr. Deed dated 1st July, 1823. Recorded 23rd September, 1823. Lib. 171, p. 150.

Same to Frances Maria Pendleton, wife of Edmund H. Pendleton. Deed dated 1st July, 1823. Recorded 23rd September, 1823. Lib. 171, p. 217. See Cons., Lib. 171, 222.

Same to Charles Jones. Deed dated 22nd April, 1825. Recorded 31st May, 1825. Lib. 190, p. 353.

Charles Jones and Edmund H. Pendleton, and Frances Maria his wife, to John Jones, Edward R. Jones, and James J. Jones. Trust Deed, dated 3rd April, 1825. Recorded 31st May, 1825. Lib. 190, p. 357.

Edmund H. Pendleton, and Frances Maria his wife, to Augustus Fleming. Deed dated 27th February, 1836. Recorded 1st March, 1836. Lib. 347, p. 615.

See Cons., Lib. 391, p. 100 and 101.

Augustus Fleming to Edmund H. Pendleton. Deed dated 29th February, 1836. Recorded 1st March, 1836. Lib. 347, 618.

Isaac Carow to John J. Schermerhorn. Trust Deed dated 22d December, 1831. Recorded 23rd December, 1831. Lib. 278, p. 557.

Same to James I. Jones and Peter Schermerhorn. Trust Deed dated 24th May, 1845. Recorded 23rd June, 1845. Lib. 464, p. 108.

John J. Schermerhorn to Isaac Carow and Peter Schermerhorn. Trust deed dated 22d December, 1831. Recorded 23rd December, 1831. Lib. 278, p. 570.

See appointment of Trustee. Lib. 278, p. 615.

John J. Schermerhorn, Edmund H. Schermerhorn, William C. Schermerhorn, and Adeline Schermerhorn, to Peter Schermerhorn. Deed dated 22d September, 1845. Recorded 3rd October, 1845. Lib. 473, p. 538.

Adeline E. Schermerhorn, to Ellen Schermerhorn, Henry A. Schermerhorn, and Frederick A. Schermerhorn. Deed dated 16th July, 1852. Recorded 22d July, 1852. Lib. 608, p. 621.

See p. 626. \$35 23.

Nothing else found. September 12th, 1854, 9 A. M.

WILLIAM DODGE,

Fees, \$1 53.

Assistant Deputy Register.

Nothing else found. December 28th, 1854, 9 A. M.

WILLIAM DODGE,

Assistant Deputy Register.

The following is a copy of the report of the Commissioners of Partition, in the suit mentioned on pages 1 and 25, *ante*, and in which the division of the *Louvre Farm* into the SIX PARCELS (of which parcels NUMBERS THREE and SIX form the immediate subject of the foregoing abstract and of the decree commencing on page 59 *post* ) was made:—

IN CHANCERY.

PETER SCHERMERHORN, Jr., and SARAH his wife,	} <div style="margin-left: 20px;">Complainants,</div>
<i>vs.</i>	
JOHN JONES and others,	
Defendants.	

To the Honorable JAMES KENT, Chancellor of the State of New York:

We, Joshua Jones and Isaac Jones, surviving Commissioners in and by the commission to which this our report and return is annexed, directed to us the said Joshua Jones and Isaac Jones, and Francis B. Winthrop, late of the city of New York, merchant, deceased, and a certain decretal order made in this cause, on the                      day of                      in the year of our Lord one thousand eight hundred and sixteen, and mentioned in the said commission named, appointed and assigned to make partition and division of certain lands, tenements and hereditaments in the pleadings and proceedings in this cause mentioned and in the said commission and decretal order also mentioned and particularly described with the appurtenances, or of so much of the same whereof partition could be made without great prejudice to the owners thereof, among and between the said Peter Schermerhorn, Junior, and Sarah his wife, in right of the said Sarah, John Jones and James I. Jones, Edmund H. Pendleton and Frances Maria his wife, in right of the said Frances Maria, Isaac Colford Jones and William Henry Jones, subject to the dower of Eleanor Jones, in the said commission and decretal order mentioned thereof, quality and quantity relatively considered, according to their respective rights and interests therein as the same are ascertained and adjudged by the said decretal order of this Court in this cause; and, in case the said partition could not be made equal between the said parties, without prejudice to their rights and interests, unless compensation be made by one or more of the said parties to the other or others of them, for equality of partition in the premises, then, and in

such case to ascertain what compensation or compensations ought to be made by such one or more of the said parties respectively, who ought to make the same to such one or more of the said parties respectively, to whom the same ought to be made for equality of partition, according to the nature and equity of the case ; and to allot and award such said compensation or compensations to be made accordingly, with power and authority for us, the said Joshua Jones and Isaac Jones, and the said Francis B. Winthrop, deceased, the said Commissioners in the said commission and decretal order named, or any two of the said Commissioners, to make the said partition, and to do and perform what the said Commissioners are in and by the said commission and decretal order authorized, directed or required to do and perform in the premises, and with directions in the said commission contained for the said Commissioners, or such two of them as should act in the premises, to make report to the said Court of Chancery, of what should be done by them in the matter without unnecessary delay, *do hereby certify and report* to this honorable court, that we, the said Joshua Jones and Isaac Jones, having taken upon ourselves the charge of the execution of the said commission, did, under and by virtue of the power and directions to us in and by the said commission given, and in pursuance of and according to the directions and true intent of the decretal order aforesaid, proceed to make and did make the said partition in manner following, that is to say :—We, the said Commissioners, did divide the whole of the said premises into six parts or allotments, distinguished on a survey and map made of the same under our direction, and accompanying this our report and return by lots Nos. 1, 2, 3, 4, 5 and 6, respectively bounded and containing as hereinafter particularly set forth or mentioned, being in our judgment and opinion the most beneficial division, due regard being had to the local situation, improvements and quality thereof, and of the several parts thereof, and to the interests of the owners thereof, that could be made of the same.

No. 1.  
P. Schermerhorn & Sarah Schermerhorn

One of which said parts or allotments, that is to say, the part or allotment hereinafter first mentioned and described parcel of the said premises whereof we were directed to make partition as aforesaid, distinguished on the map aforesaid, made of the same under our direction as aforesaid, and in the division aforesaid by lot (No. 1) *number one*, situated, lying and being in the Ninth Ward of the city of New York, between the after-mentioned Third avenue, leading to Harlem Bridge and the East River, bounded southeasterly by the East River, northwesterly by the avenue distinguished on the city map made by or under the direction of the commissioners appointed by an act entitled an act relative to improvements touching the laying out of streets and roads in the city of New York, and for other purposes, passed April 3d., 1807 ; by Third avenue ; southwesterly by land and premises now or lately in the possession of the widow Hardenbrook ; and northeasterly by lot (No. 2) number two of the said premises so by us divided as aforesaid, and more particularly butted, bounded, and described as follows, that is to say : beginning at the southeasterly corner of the said premises so divided by us on the East River, at the said land and premises now or lately in the possession of the widow Hardenbrook, and running thence along the division line between the said land and premises now or lately in the possession of the widow Hardenbrook, and the said premises so by us divided from the East River



to the Third avenue the courses and distances as follows, to wit: running from the said place of beginning, first, north forty-eight degrees, west seven hundred and twenty-two feet; then north forty-six degrees west, two hundred and twenty-four feet; thence north forty-five degrees west, four hundred and fifty-five feet; then north forty-eight degrees west, four hundred and thirty feet; and then north fifty degrees and thirty minutes west, nine hundred and forty feet to the said third avenue, at the distance of ninety-six feet from the southwesterly side of the street, distinguished on the city map aforesaid by Sixty-eighth street; and thence running northeasterly on and along the south-easterly side of Third avenue three hundred and fifty-six feet and eight inches, crossing Sixty-eighth street to the street distinguished on the city map aforesaid by Sixty-ninth street; then southeasterly on and along the southwesterly side of Sixty-ninth street to and across the avenue distinguished on the city map aforesaid by Second avenue seven hundred and ten feet to the southeasterly corner made by the intersection of said Second avenue and said Sixty-ninth street; then southwesterly on and along the southeasterly side of Second avenue seventy-seven feet and four inches; then southeasterly on a parallel line with Sixty-ninth street, and at the distance of seventy-seven feet and four inches southwesterly therefrom to and across the avenue distinguished on the city map aforesaid by First avenue seven hundred and fifty feet to a point or place on the southeasterly side or line of the said First avenue, at the distance of seventy-seven feet and four inches southwesterly from the southeasterly corner made by the intersection of the said First avenue and Sixty-ninth street; then southwesterly on and along the southeasterly side or line of the said First avenue two hundred and thirty-eight feet and eight inches to a point or place on the said southeasterly line or side of First avenue fifty-five feet four inches southwesterly from Sixty-eighth street aforesaid; thence southeasterly on a line parallel with Sixty-eighth street and at the distance of fifty-five feet four inches from the southwesterly side thereof seven hundred and seventy feet to and across the avenue distinguished on the city map aforesaid by Avenue A; then southwesterly on and along the southeasterly line or side of Avenue A ninety-five feet four inches to a point or place on the said southeasterly side or line of said Avenue A fifty feet northeasterly from the street distinguished on the city map aforesaid by Sixty-seventh street; thence southeasterly on a line parallel with Sixty-seventh street and at the distance of fifty feet from the northeasterly side thereof to the East river; and then along the said East river as it runs, crossing Sixty-seventh street, and being three hundred and thirty-seven feet, measuring the same on a line at right angles with the said last mentioned street to the said southeasterly corner of the said premises so divided, the *place of beginning, containing*; inclusive of streets and avenues, twenty-one acres, three roods and two perches of land, according to the survey and map aforesaid made of the said premises under our direction as aforesaid, together with the improvements thereon, and the rights, members, easements, hereditaments and appurtenances thereof and thereto belonging, subject to the dower of the aforesaid Eleanor Jones thereof, being, quality and quantity relatively considered, and regard being had to the compensation to be made for and in respect of the same for equality of partition as hereinafter deducted and awarded, one full equal sixth part of the said premises whereof we were directed to make partition as aforesaid *we*



*did set apart allot and assign to the said PETER SCHERMERHORN Junior, and SARAH his wife, in right of the said Sarah, as and for the part and share of them, the said Peter Schermerhorn, Junior, and Sarah his wife, in right of the said Sarah, of the said premises according to their right therein, as the same has been ascertained and determined by the said court in and by the decretal order aforesaid.*

No. 2.

James I. Jones And one other of the said parts or allotments into which the said premises were so divided as aforesaid, that is to say: The part or allotment hereinafter next mentioned and described, parcel of the said premises, distinguished by us on the map aforesaid made of the same under our direction as aforesaid, and in the said partition by lot (No. 2) *number two*, situate, lying and being in the said Ninth Ward of the city of New York, between the Third avenue and the East River aforesaid, bounded southeasterly by the East River, northwesterly by Third avenue, southwesterly by the said before described lot (No. 1) number one of the said premises and northeasterly by lot (No. 3) number three of the said premises so divided by us, the said Commissioners as aforesaid, and more particularly butted, bounded and described as follows, that is to say: Beginning at the southeasterly corner made by the intersection of the Third avenue and Sixty-ninth street aforesaid, being the northwesterly corner of the before described lot (No. 1) number one of the said premises whereof the aforesaid division was so made by us as aforesaid; and running thence along the said lot (No. 1) number one from Third avenue to the East River as follows, to wit: Running from the said place of beginning southeasterly on and along the southwesterly side of Sixty-ninth street to and across the said before mentioned Second avenue seven hundred and ten feet to the southeasterly corner made by the intersection of said Second avenue and Sixty-ninth street; then southwesterly on and along the southeasterly side or line of Second avenue seventy-seven feet and four inches; then southeasterly on a line parallel with Sixty-ninth street, and at the distance of seventy-seven feet and four inches southwesterly therefrom, to and across the said before mentioned First avenue seven hundred and fifty feet to a point or place on the southeasterly side or line of said First avenue, at the distance of seventy-seven feet and four inches southwesterly from the southeasterly corner made by the intersection of the said First avenue and Sixty-ninth street; then southwesterly on and along the southeasterly side of First avenue two hundred and thirty-eight feet and eight inches to a point or place on the said southeasterly side or line of the said last mentioned avenue, at the distance of fifty five feet and four inches southwesterly from Sixty-eighth street aforesaid; thence southeasterly on a line parallel with Sixty-eighth street, and at the distance of fifty-five feet four inches southwesterly therefrom, to and across the before mentioned avenue A seven hundred and seventy feet to a point or place on the southeasterly side of the said avenue A fifty-five feet and four inches southwesterly from Sixty-eighth street; then southwesterly on and along the said southeasterly side or line of the said last mentioned avenue A ninety-five feet and four inches to a point or place on the said southeasterly side or line of said last mentioned avenue fifty feet northwesterly from the before mentioned Sixty-seventh street; and then southeasterly on a line parallel with Sixty-seventh street, and at the distance of fifty feet from the northeasterly side thereof

to the East River, to the northeasterly corner at the said river of the said before described lot (No. 1) number one, being at the distance northeasterly from the northeasterly side of Sixty-seventh street of fifty feet on a line at right angles with the said street; and then running along the river as it runs northeasterly to the middle or centre of the block or space of ground lying between Sixty-eighth street and Sixty-ninth street, the distance on the said river measuring the same on a line at right angles with the said streets, being three hundred and eleven feet; thence northwesterly on and along a line parallel with and equi-distant from each of the said two last mentioned streets, from the said river to the aforesaid Avenue A; then northeasterly on and along the southeasterly side of Avenue A, one hundred and thirty feet and four inches, to the middle or centre of Sixty-ninth street; then northwesterly on a line to be drawn through the middle of Sixty-ninth street, parallel with and equi-distant from each side thereof, seven hundred and seventy feet, to the southeasterly side or line of First avenue aforesaid, at the intersection of the said last mentioned street and avenue; thence northeasterly along the southeasterly side of the said First avenue, two hundred and thirty feet and eight inches, to the southeasterly corner made by the intersection of the said avenue and Seventieth street; then northwesterly across the said avenue to the southwesterly corner of the said First avenue and Seventieth street and along the southwesterly side of Seventieth street, seven hundred and fifty feet, to the southeasterly corner made by the intersection of Seventieth street and the before mentioned Second avenue; then northeasterly across Seventieth street, sixty feet, to the northeasterly corner of the said last mentioned street and avenue; thence northwesterly across the said last mentioned avenue to the northwesterly corner of the said last mentioned street and avenue, and along the northeasterly side of the said last mentioned street, to wit: Seventieth street aforesaid, seven hundred and ten feet, to the northeasterly corner of the said street and the before mentioned Third avenue; and thence southwesterly on and along the southeasterly side or line of the said Third avenue, crossing Seventieth and Sixty-ninth streets, three hundred and twenty feet and eight inches, to the southeasterly corner of Sixty-ninth street and the said Third avenue, the aforesaid *place of beginning, containing*, inclusive of streets and avenues, twenty acres three roods and thirty-six perches of land, according to the survey and map aforesaid made of the said premises under our direction as aforesaid; together with the improvements thereon, and the rights, members, easements, hereditaments and appurtenances thereof and thereunto belonging, subject to the dower of the said Eleanor Jones thereof, being quality and quantity relatively considered and regard being had to the compensation to be made for and in respect of the same for equality of partition, as hereinafter directed and awarded, one full equal sixth part of the said premises whereof we were directed to make partition as aforesaid, *we did set apart, allot and assign to the said JAMES I. JONES*, as and for the part and share of him the said James I. Jones, of the said premises, according to his right therein, as the same hath been ascertained and determined by the said court, in and by the decretal order aforesaid.

And one other of the said parts or allotments into which the said pre- No. 3.  
mises were so divided as aforesaid, that is to say, the part or allotment John Jones.

hereinafter next mentioned and described parcel of the said premises, distinguished by us on the map aforesaid, made of the same under our direction as aforesaid, and in the said partition by lot (No. 3) *number three*, situate, lying and being in the said Ninth Ward of the city of New York, between the Third avenue and the East River aforesaid, bounded southeasterly by the East River, northwesterly by Third avenue aforesaid, southwesterly by the said before described lot (No. 2) *number two* of the said premises, and northeasterly by lot (No. 4) *number four* of the said premises so divided by us, the said Commissioners as aforesaid, and more particularly *butted, bounded and described as follows*, that is to say : Beginning at the northeasterly corner made by the intersection of Seventieth street and the Third avenue, being the northwesterly corner of the before described lot (No. 2) *number two* of the said premises whereof the aforesaid division was so made by us as aforesaid, and running thence along the said lot (No. 2) *number two* from the said Third avenue to the East River as follows, to wit : Running from the said place of beginning southeasterly on and along the northeasterly side of Seventieth street to and across the before mentioned Second avenue seven hundred and ten feet to the northeasterly corner made by the intersection of the said last mentioned street and avenue ; then southwesterly across the said last mentioned Seventieth streets sixty feet to the southeasterly corner of the said last mentioned street and avenue ; then southeasterly on and along the southwesterly side of Seventieth street to and across the before mentioned First avenue seven hundred and fifty feet to the southeasterly corner of the said First avenue and Seventieth street ; then southwesterly on and along the southeasterly side or line of the said First avenue two hundred and thirty feet and eight inches to the middle or centre of Sixty-ninth street ; then southeasterly through the middle of Sixty-ninth street, on a line parallel with and equidistant from each side thereof, seven hundred and seventy feet to the southeasterly side or line of the before mentioned Avenue A ; then southwesterly on and along the southeasterly side or line of the said Avenue A one hundred and thirty feet and four inches to the middle or centre of the block or space of ground lying between Sixty-ninth street and Sixty-eighth street ; then southeasterly from the said Avenue A to the East River through the middle of the said last mentioned block or space of ground on a line parallel with and equidistant from each of the said last mentioned streets to the northeasterly corner at the said East River of the aforesaid lot (No. 2) *number two* of the said premises whereof the said division was so made by us as aforesaid ; and thence running on and along the said river, crossing Sixty-ninth street, to a point or place southwesterly of Seventieth street, and at the distance of fifty-one feet therefrom, and at the distance of three hundred and ten feet from the northeasterly line of the aforesaid lot (No. 2) *number two* of the said premises so divided at the said East River, measuring the said distance on a line at right angles with the said last mentioned street ; and then running from the said river northwesterly on a line parallel with and at the distance of fifty-one feet southwesterly from Seventieth street to the said before mentioned Avenue A ; then northeasterly on and along the southeasterly side of Avenue A one hundred and sixty-six feet four inches across Seventieth street aforesaid to a point on the said southeasterly side of the said Avenue A fifty-five feet four inches northeasterly from said Seventieth street ; then northwesterly on a line crossing Avenue A and



running parallel with and at the distance of fifty-five feet four inches northeasterly from Seventieth street aforesaid seven hundred and seventy feet to the said before mentioned First avenue; then northeasterly on and along the southeasterly side of said First avenue two hundred and five feet and four inches, crossing the street distinguished on the city map aforesaid by Seventy-first street, to the northeasterly corner made by the intersection of the said last mentioned street and avenue; then northwesterly across the said last mentioned avenue one hundred feet to the northwesterly corner made by the intersection of the said last mentioned street and avenue; then northwesterly on and along the northeasterly side of Seventy-first street six hundred and fifty feet to the northeasterly corner made by the intersection of said Seventy-first street and Second avenue; then northeasterly on and along the southeasterly side of Second avenue one hundred and two feet and two inches to a point at the middle of the block or space of ground lying between Seventy-first street and the street distinguished on the city map aforesaid by Seventy-second street; then northwesterly on a line crossing Second avenue and running through the middle or centre of the said last mentioned block or space of ground parallel with and equi-distant from each of the said last mentioned streets, seven hundred and ten feet to the before mentioned Third avenue; and thence southwesterly on and along the southeasterly side or line of said Third avenue and crossing Seventy first street three hundred and sixty-two feet and ten inches to the northeasterly corner of Seventieth street and the said Third avenue, the aforesaid *place of beginning, containing*, inclusive of streets and avenues, twenty-one acres, two roods and thirteen perches, and one-half of a perch of land, according to the survey and map aforesaid made of the said premises under our direction as aforesaid; together with the improvements thereon and the rights, members, easements, hereditaments and appurtenances thereof and thereunto belonging, subject to the dower of the said Eleanor Jones thereof, being quality and quantity relatively considered, and regard being had to the compensation to be made for and in respect of the same for equality of partition as hereinafter directed and awarded, one full equal sixth part of the said premises whereof we were directed to make partition as aforesaid, *we did set apart, allot and assign to the said JOHN JONES*, as and for the part and share of him, the said John Jones, of the said premises, according to his right therein, as the same hath been ascertained and determined by the said Court in and by the said decretal order aforesaid.

And one other of the said parts or allotments into which the said premises were so divided as aforesaid, that is to say, the part or allotment hereinafter next mentioned and described, parcel of the said premises distinguished by us on the map aforesaid, made of the same under our direction as aforesaid, and in the said partition, by lot (No. 4) *number four*, situated, lying and being in the said Ninth Ward of the city of New York, between Third avenue and the East River aforesaid, bounded southeasterly by the East River, northwesterly by Third avenue aforesaid, southwesterly by the said before-described lot (No. 3) *number three* of the said premises, and northeasterly by lot (No. 5) *number five* of the said premises so divided by us, the said Commissioners as aforesaid, and more particularly butted, bounded, and described as follows, that is to say: Beginning

No. 4.  
Isaac C. Jones.

at a point on the southeasterly side of Third avenue aforesaid, at the middle of the block or space of ground lying between Seventy-first and Seventy-second streets aforesaid, being the northwesterly corner of the before described lot (No. 3) *number three* of the said premises, whereof the aforesaid division was so made by us as aforesaid, and running thence along the said lot (No. 3) *number three*, from said Third avenue to the East River, as follows, to wit: running from the said place of beginning southeasterly through the middle or centre of the said block or space of ground lying between Seventy first and Seventy-second streets aforesaid, on a line parallel with and equi-distant from each of the said streets, to and across the before mentioned Second avenue, seven hundred and ten feet, to a point on the southeasterly side of said Second avenue; then southwesterly on and along the southeasterly side or line of Second avenue, one hundred and two feet and two inches to the northeasterly corner made by the intersection of the said last mentioned avenue and Seventy-first street; then southeasterly, on and along the northeasterly side of Seventy-first street, to and across the before mentioned First avenue, seven hundred and fifty feet, to the northeasterly corner of the said First avenue and Seventy-first street, and along the southeasterly side or line of First avenue, two hundred and five feet and four inches, to a point distant fifty-five feet and four inches northeasterly from the northeasterly corner of First avenue and Seventieth street; then southeasterly from First avenue, on a line parallel with Seventieth street, and at the distance of fifty-five feet and four inches northeasterly therefrom to and across the said before mentioned Avenue A, seven hundred and seventy feet, to a point on the southeasterly side of Avenue A, at the distance of fifty-five feet and four inches northeasterly from Seventieth street; then southwesterly on and along the southeasterly side of Avenue A, and crossing Seventieth street one hundred and sixty-six feet and four inches to a point on the said southeasterly side of the said last mentioned avenue, at the distance of fifty-one feet southwesterly from Seventieth street aforesaid; thence southeasterly from Avenue A to the East River on a line parallel with Seventieth street, and at the distance southwesterly of fifty-one feet from the southwesterly side thereof to the northeasterly corner at the said East River of the said before described lot (No. 3) *number three*, the said corner being at the distance of fifty-one feet southwesterly from the southwesterly side of Sixty-seventh street, measuring the said distance on a line at right angles with the said street, and running thence along the river as it runs northeasterly, crossing Seventieth street and Seventy-first street to the point or place where the northeasterly side or line of the said last mentioned street strikes the said East River, the distance from the said northeasterly line of the aforesaid lot (No. 3) *number three* of the said premises, so divided to the said northeasterly side or line of Seventy-first street, or the whole width of the said hereby described lot (No. 4) *number four* at the said East River, being three hundred and seventy one feet and eight inches, measuring the said distance on a line at right angles with the said last mentioned street, and then running from the said river northwesterly on and along the said northeasterly side or line of Seventy-first street to the northeasterly corner made by the intersection of the said street and Avenue A; then northeasterly on and along the southeasterly side of Avenue A, one hundred and thirty-nine feet and three inches and three-quarters of an inch to a point on the said southeasterly side or line of Avenue A sixty-five feet



southwesterly from the before mentioned Seventy-second street; then northwesterly on a line crossing Avenue A, and running parallel with and at the distance of sixty-five feet southwesterly from Seventy-second street aforesaid seven hundred and seventy feet to the before mentioned First avenue; then northeasterly on and along the southeasterly side of said First avenue two hundred and thirty-seven feet and four inches, crossing Seventy-second street aforesaid to a point on the said southeasterly side of said First avenue seventy-two feet and four inches northeasterly from said Seventy-second street; then northwesterly on a line crossing the said last mentioned avenue, and continuing and running parallel with at the distance of seventy-two feet and four inches northeasterly from Seventy-second street seven hundred and fifty feet to the before mentioned Second avenue; then northeasterly on and along the southeasterly side of said Second avenue sixty-seven feet and eight inches to a point on the said southeasterly side of the said last mentioned avenue sixty-four feet three inches and three-quarters of an inch southwesterly from the street distinguished on the City Map aforesaid by Seventy-third street; then northwesterly on a line crossing said Second avenue, and continuing and running parallel with and at the distance of sixty-four feet three inches and three-quarters of an inch southwesterly from Seventy-third street, seven hundred and ten feet to the before mentioned Third avenue; and then southwesterly on and along the southeasterly side or line of said Third avenue, crossing Second street three hundred and forty two feet and two inches to a point at the middle of the block or space of ground lying between Seventy-first and Seventy-second streets aforesaid, the aforesaid *place of beginning, containing*, inclusive of streets and avenues, twenty-three acres and twenty perches and one-half of a perch of land, according to the survey and map aforesaid, made of the said premises under our direction as aforesaid, together with the improvements thereon, and the rights, members, easements, hereditaments and appurtenances thereof and thereunto belonging, subject to the dower of the said Eleanor Jones thereof, being quantity and quality relatively considered, and regard being had to the compensation to be made and added thereto, and paid therewith for equality of partition as hereinafter directed and awarded, one full equal sixth part of the said premises whereof we were directed to make partition as aforesaid, *we did set apart, allot and assign to the said ISAAC COLFORD JONES*, as and for the part and share of him, the said Isaac Colford Jones, of the said premises, according to his right therein, as the same hath been ascertained and determined by the said Court in and by the decretal order aforesaid.

And one other of the said parts or allotments into which the said premises were so divided as aforesaid, that is to say, the part or allotment hereinafter mentioned and described, parcel of the said premises, distinguished by us on the map aforesaid, made of the same under our direction as aforesaid, and in the said partition by lot (No. 5) *number five*, situated, lying and being in the said Ninth Ward of the city of New York, between Third avenue and the East River aforesaid, bounded southeasterly by the East River, northwesterly by Third avenue aforesaid, southwesterly by the said before described lot (No. 4) *number four* of the said premises, northeasterly by lot (No. 6) *number six* of the said premises so divided by us,

the said Commissioners, aforesaid, and more particularly butted, bounded and described as follows, that is to say: Beginning at a point on the southeasterly side of the Third avenue aforesaid, at the distance of sixty-four feet three inches and three-quarters of an inch southwesterly from Seventy-third street aforesaid, being the northwesterly corner of the before described lot (No. 4) *number four* of the said premises, whereof the aforesaid division was so made by us as aforesaid; and running thence along the said lot (No. 4) *number four* from said avenue to the East River as follows, to wit: running from the said place of beginning southeasterly on a line parallel with and at the distance of sixty-four feet three inches and three-quarters of an inch southwesterly from Seventy-third street, to and across the before mentioned Second avenue seven hundred and ten feet, to a point on the southeasterly side of said Second avenue; then southwesterly on and along the southeasterly side or line of Second avenue sixty-seven feet and eight inches to a point distant seventy-two feet and four inches northeasterly from the northeasterly corner of Second avenue and Seventy-second street; then from Second avenue aforesaid southeasterly on a line parallel with Seventy-second street, and at the distance of seventy-two feet and four inches northeasterly therefrom, to and across the before mentioned First avenue seven hundred and fifty feet to a point on the southeasterly side or line of said First avenue, at the distance of seventy-two feet and four inches northeasterly from the northeasterly corner of First avenue and Seventy-second street; then southwesterly on and along the southeasterly side or line of First avenue two hundred and thirty seven feet and four inches, crossing Seventy-second street aforesaid to a point on the said southeasterly side or line of the said last mentioned avenue, at the distance of sixty-five feet southwesterly from Seventy-second street aforesaid; then southeasterly on a line parallel with Seventy-second street, and at the distance of sixty-five feet southwesterly therefrom, to and across the before mentioned Avenue A seven hundred and seventy feet to a point on the southeasterly side of the said last mentioned avenue sixty-five feet southwesterly from Seventy-second street; then southwesterly on and along the said southeasterly side or line of the said last mentioned Avenue A one hundred and thirty nine feet three inches and three quarters of an inch to the northeasterly corner of the said last mentioned avenue and Sixty-first street; then southeasterly on and along the northeasterly side of Seventy-first street to the East River, to the northeasterly corner at the said river of the said before described lot (No. 4) *number four* of the said premises whereof the said division was so made by us as aforesaid; and thence running on and along the said river, crossing Seventy-second street to a point or place northeasterly of Seventy-second street, and at the distance of sixty-four feet and four inches therefrom, and at the distance of three hundred and sixty-eight feet seven inches and three-quarters of an inch from the northeasterly side or line of Seventy-first street, being the northeasterly line at the said river of the aforesaid lot (No. 4) *number four* of the said premises so divided, measuring the said two last mentioned distances respectively on a line at right angles with the said last mentioned street; and then running from the said river northwesterly on a line parallel with and at the distance of sixty-four feet and four inches northeasterly from Seventy-second street to the said before mentioned Avenue A; then northeasterly on and along the southeasterly side of Avenue A one hundred and thirty-nine feet eleven inches

and three quarters of an inch to the southeasterly corner made by the intersection of Avenue A and Seventy-third street; then northwesterly across the said last mentioned avenue one hundred feet to the southwesterly corner made by the intersection of the said last mentioned street and avenue; then northwesterly on and along the southwesterly side of Seventy-third street six hundred and seventy feet to the southeasterly corner made by the intersection of Seventy-third street and First avenue; then northeasterly across Seventy-third street and along the southeasterly side of First avenue two hundred and eighteen feet, to a point on the said southeasterly side of the said last mentioned avenue, distant forty-six feet three inches and three-quarters of an inch southwesterly from the street distinguished on the City Map aforesaid by Seventy-fourth street; then northwesterly on a line running parallel with Seventy-fourth street, and at the distance of forty-six feet three inches and three-quarters of an inch southwesterly therefrom across the said last mentioned avenue and through the block or space of ground lying between Seventy-third and Seventy-fourth streets seven hundred and fifty feet to second avenue; then northeasterly on and along the southeasterly side of Second avenue forty-six feet three inches and three-quarters of an inch to the southeasterly corner made by the intersection of the said last mentioned avenue and Seventy-fourth street; then northwesterly across Second avenue one hundred feet to the northwesterly corner made by the said intersection of the said last mentioned street and avenue; then northwesterly on and along the southwesterly side of Seventy-fourth street six hundred and ten feet to the southeasterly corner of the said last mentioned street and Third avenue; and thence southwesterly on and along the southeasterly side or line of the said Third avenue crossing Seventy-third street three hundred and twenty-eight feet seven inches and one-half of an inch to a point on the southeasterly side of said Third avenue, distant sixty-four feet three inches and three-quarters of an inch southwesterly from Seventy-third street aforesaid, the aforesaid *place of beginning*; containing, inclusive of streets and avenues, twenty-two acres and three roods of land, according to the survey and map aforesaid made of the said premises under our direction as aforesaid, together with the improvements thereon, and the rights, members, easements, hereditaments and appurtenances thereof and thereunto belonging, subject to the dower of the said Eleanor Jones thereof, being quality and quantity relative considered, and regard being had to the compensation to be made and added thereto, and paid therewith for equality of partition as hereinafter directed and awarded, one full equal sixth part of the premises whereof we were directed to make partition as aforesaid, *we did set apart, allot, and assign to the said* EDMUND H. PENDLETON and FRANCES MARIA HIS WIFE, in right of the said Frances Maria, as and for the part and share of them the said Edmund H. Pendleton and Frances Maria his wife, in right of the said Frances Maria of the said premises, according to their right therein, as the same hath been ascertained and determined by the said Court in and by the decretal order aforesaid.

And the other of the said parts or allotments into which the said premises were so divided as aforesaid, that is to say, the part or allotment hereinafter next mentioned and described, parcel of the said premises distinguished by us on the map aforesaid, made of the same under our direc-

No. 6.

W. H. Jones.

tion as aforesaid, and in the said partition, by lot (No. 6) *number six*, situated, lying and being in the said Ninth Ward of the city of New York, between Third avenue and East river aforesaid : bounded southeasterly by the East river ; northwesterly by Third avenue ; southwesterly by the said before described lot (No. 5) *number five* of the said premises, and northeasterly by land and premises now or lately in the possession of Richard Riker, and more particularly butted, bounded and described as follows, that is to say : Beginning at the southeasterly corner made by the intersection of Third avenue and Seventy-fourth street aforesaid, being the northwesterly corner of the before described lot (No. 5) *number five* of the said premises whereof the aforesaid division was so made by us as aforesaid, and running thence along the said lot (No. 5) *number five*, from Third avenue to the East river, as follows to wit, running from the said place of beginning southeasterly on and along the southwesterly side of Seventy-fourth street to and across the said before mentioned Second avenue, seven hundred and ten feet to the southeasterly corner of said Second avenue and Seventy-fourth street ; thence southwesterly on and along the southeasterly side or line of Second avenue, forty-six feet three inches and three-quarters of an inch ; thence southeasterly on a line parallel with Seventy-fourth street, and at the distance of forty-six feet three inches and three-quarters of an inch southwesterly therefrom, to and across the said before mentioned First avenue, seven hundred and fifty feet to a point on the southeasterly side or line of said First avenue, at the distance of forty-six feet three inches and three-quarters of an inch southwesterly from Seventy-fourth street aforesaid ; then southwesterly on and along the southeasterly side of First avenue two hundred and eighteen feet to the southeasterly corner of the said last mentioned avenue and Seventy-third street ; thence southeasterly on and along the southwesterly side of Seventy-third street, to and across the said before mentioned Avenue A, seven hundred and seventy feet to the southeasterly corner of the said last mentioned avenue and street ; thence southwesterly on and along the southeasterly side of the said avenue A, one hundred and thirty-nine feet eleven inches and three-quarters of an inch to a point on the said southeasterly side of the said last mentioned avenue, sixty-four feet and four inches northeasterly from the before mentioned Seventy-second street ; and thence southeasterly on a line parallel with Seventy-second street and at the distance of sixty-four feet and four inches therefrom to the East river, to the northeasterly corner at the said river of the said before described lot (No. 5) *number five*, being at the distance northeasterly from the northeasterly side of Seventy-second street of sixty-four feet and four inches, on a line at right angles with the said street ; and thence running along the river, as it runs northeasterly to the southeasterly corner of the said premises, now or late in the possession of the aforesaid Richard Riker, being the northeasterly corner of the said premises whereof the division aforesaid was so made by us as aforesaid, the width of the said hereby described lot (No. 6) *number six*, on the said East river, measuring the same on a line at right angles with Seventy-third street aforesaid, being three hundred and thirty-six feet ; and thence running from the said East river to Third avenue aforesaid, along the division line between the said land and premises of the said Richard Riker, and the said premises, so by us divided as follows to wit : First, north, forty-six



degrees west, four hundred and sixty-three feet; thence north, forty-seven degrees west, one thousand six hundred and sixty-nine feet; and then north fifty-eight degrees west eight hundred and twenty-three feet to said Third avenue, to the northwesterly corner of the said premises, whereof the said division was so made by us as aforesaid; the said northwesterly corner of the said premises being in the street distinguished on the city map aforesaid by Seventy-fifth street, and at the distance of fifteen feet northeasterly from the southeasterly corner of Seventy-fifth street and Third avenue; and then running southwesterly on and along the southeasterly side of said Third avenue, crossing Seventy-fourth street, two hundred and seventy-nine feet and four inches, to the southeasterly corner of the said last mentioned avenue and street, the aforesaid *place of beginning*; containing, inclusive of streets and avenues, twenty-one acres, three roods and eight perches of land, according to the survey and map aforesaid made of the said premises under our direction as aforesaid, together with the improvements thereon, and the rights, members, easements, hereditaments and appurtenances thereof and thereunto belonging, subject to the dower of the said Eleanor Jones thereof, being quality and quantity relatively considered, and regard being had to the compensation to be made and added thereto and paid therewith for equality of partition as hereinafter directed and awarded, one full equal sixth part of the said premises whereof we were directed to make partition as aforesaid, *we did set apart, allot and assign to the said WILLIAM H. JONES*, as and for the part and share of him, the said William H. Jones, of the said premises, according to his right therein, as the same hath been ascertained and determined by the said Court in and by the decretal order aforesaid.

And we, the said Commissioners, who so acted in the premises as aforesaid, do further certify and report, that in making the said partition, as the same could not otherwise be made equal between the parties without prejudice to their rights and interests, we, for the purpose of equalizing the same, being thereto authorized as aforesaid, did ascertain the compensations and sums to be made and paid by the parties respectively, who ought to make compensation to the parties respectively to whom compensation ought to be made in regard to the difference of the values of the several parts or allotments into which the said premises were as divided by us as aforesaid, for equality of partition, according to the nature and equity of the case, and did allot, direct and award the same to be paid as follows, that is to say, we did ascertain the compensation which ought to be made by the said PETER SCHEMERHORN, JUNR., and SARAH his wife, in right of the said Sarah, the parties to whom the said part or allotment of the said premises whereof the said division was so made as aforesaid, distinguished by lot (No. 1) *number one* as aforesaid, was so allotted as aforesaid, for equality of partition in the premises, to be two thousand one hundred and twenty-three dollars fifty-nine cents and one-half of a cent, lawful money of the United States of America; and we did allot and award the said two thousand one hundred and twenty-three dollars fifty nine cents and one-half of a cent, to be paid by them, the said Peter Schemerhorn, Junior, and Sarah his wife, in right of the said Sarah, for equality of partition in the premises accordingly, and did award and direct the same to be paid by



them to the parties and in the proportions as follows, to wit, part and parcel, to wit, eleven hundred and thirty-eight dollars forty-three cents and one-half of a cent thereof to the said Isaac C. Jones, to whom the aforesaid lot (No. 4) *number four* of the said premises was allotted as aforesaid in part of the compensation to be made to him in the premises as hereinafter mentioned; and the residue, to wit, nine hundred and eighty-five dollars and sixteen cents thereof to the said William H. Jones, to whom the aforesaid lot (No. 6) *number six* of the said premises was allotted as aforesaid, in part of the compensation to be made to him in the premises, as hereinafter mentioned.

And we did ascertain the compensation which ought to be made by the said JAMES J. JONES, the said party to whom the before described part or allotment of the said premises, distinguished by lot (No. 2) *number two*, was so allotted as aforesaid for equality of partition in the premises, to be seventy-one dollars nine cents and one-half of a cent, lawful money aforesaid; and we did allot and award the said seventy-one dollars nine cents and one-half of a cent to be paid by him, the said James J. Jones, for equality of partition in the premises accordingly, and did award and direct him to pay the same to the said Isaac C. Jones, to whom the aforesaid lot (No. 4) *number four* of the said premises were so allotted as aforesaid in part of the compensation to be made to him in the premises as hereinafter mentioned.

And we did ascertain the compensation which ought to be made by the said JOHN JONES, the said party to whom the said before described part or allotment of the said premises distinguished by lot (No. 3) *number three* was so allotted as aforesaid, for equality of partition in the premises, to be six thousand two hundred and twenty-two dollars and sixty-five cents, and we did allot and award the said six thousand two hundred and twenty-two dollars and sixty-five cents to be paid by him, the said John Jones, for equality of partition in the premises accordingly, and did award and direct the same to be paid by him to the parties, and in the proportions as follows, to wit, part and parcel, to wit, two thousand three hundred and eleven dollars twenty four cents and one-half of a cent thereof to the said WILLIAM H. JONES, to whom the aforesaid lot (No. 6) *number six* of the said premises was allotted as aforesaid, in part of the compensation to be made to him in the premises as hereinafter mentioned, and the residue, to wit, three thousand nine hundred and eleven dollars forty cents and one-half of a cent thereof to the said EDMUND H. PENDLETON and FRANCES MARIA his wife, in right of the said FRANCES MARIA, to whom the aforesaid lot (No. 5) *number five* of the said premises was allotted for the compensation to be made to them in the premises as hereinafter mentioned; and we did ascertain the compensation which ought to be made to the said Isaac C. Jones, the said party to whom the said before described part or allotment of the said premises distinguished by lot (No. 4) *number four* was so allotted as aforesaid for equality of partition in the premises to be twelve hundred and nine dollars and fifty-three cents, lawful money aforesaid, and did allot and award the said twelve hundred and nine dollars and fifty-three cents, to be added to said lot (No. 4) *number four*, of the said premises so allotted to him, the said Isaac C. Jones, and to be paid to and taken by him there-with for equality of partition in the premises accordingly, and did award

and direct the same to be paid to him by the parties and in the proportions as follows, to wit, part and parcel, to wit, eleven hundred and thirty-eight dollars forty-three cents and one-half of a cent thereof by the said Péter Schermerhorn, Junior, and Sarah his wife, to whom the aforesaid lot (No. 1) *number one* of the said premises was allotted, as aforesaid, and the residue, to wit, seventy-one dollars nine cents and one-half of a cent thereof by the said James J. Jones, to whom the aforesaid lot (No. 2) *number two* of the said premises was allotted as aforesaid, as hereinbefore in that behalf directed or mentioned; and we did ascertain the compensation which ought to be made to the said EDMUND H. PENDLETON and FRANCES MARIA his wife, in right of the said Frances Maria, the said parties to whom the before described part or allotment of the said premises, distinguished by lot (No. 5) *number five*, was so allotted as aforesaid, for equality of partition in the premises, to be three thousand nine hundred and eleven dollars forty cents and one-half of a cent, lawful money aforesaid, and did allot and award the said three thousand nine hundred and eleven dollars forty cents and one-half of a cent, to be added to the said lot (No. 5) *number five* of the said premises so allotted to them, the said EDMUND H. PENDLETON and FRANCES MARIA his wife, in right of the said Frances Maria as aforesaid, and to be paid to and taken by them therewith for equality of partition accordingly, and did award and direct the same to be paid to them by the said John Jones to whom the before mentioned lot (No. 3) *number three* of the said premises was allotted as aforesaid as hereinbefore in that behalf directed or mentioned; and we did ascertain the compensation which ought to be made to the said WILLIAM H. JONES, the said party to whom the said before described part or allotment of the said premises distinguished by lot (No. 6) *number six* was so allotted as aforesaid for equality of partition in the premises, to be three thousand two hundred and ninety-six dollars forty cents and one-half of a cent, lawful money aforesaid, and did allot and award the said three thousand two hundred and ninety-six dollars forty cents and one-half of a cent to be added to the said lot (No. 6) *number six* of the said premises so allotted to him, the said William H. Jones, as aforesaid, and to be paid to and taken by him therewith for equality of partition in the premises accordingly; and did award and direct the same to be paid to him by the parties and in the proportion as follows, to wit, part and parcel, to wit: Seven hundred and eighty-five dollars and sixteen cents thereof by the said Peter Schermerhorn, Junior, and Sarah his wife, to whom the aforesaid lot (No. 1) was allotted as aforesaid, and the residue, to wit, two thousand three hundred and eleven dollars twenty-four cents and one-half of a cent thereof by the said John Jones, to whom the aforesaid lot (No. 3) *number three* of the said premises was allotted as aforesaid, as hereinbefore in that behalf directed or mentioned, we hereby certifying the said before described part or allotment of the said premises distinguished by lot (No. 1) *number one* so allotted and assigned to the said Peter Schermerhorn, Junior, and Sarah his wife, in right of the said Sarah as aforesaid, the said compensation of two thousand one hundred and twenty-three dollars fifty-nine cents and one-half of a cent by us awarded and directed to be made for the same for equality of partition as aforesaid, being paid therefor as by us directed, and subject to the payment thereof, to be quality and quantity relatively con-

sidered, the one equal sixth part of the whole of the said premises whereof we were authorized to make partition as aforesaid, and the said before described part or allotments of the said premises distinguished by lot (No. 2) *number two* of the said premises so allotted and assigned to the said James J. Jones as aforesaid, the said compensation of seventy-one dollars nine cents and one-half of a cent by us awarded and directed to be made for the same for equality of partition as aforesaid being paid therefor as by us directed, and subject to the payment thereof to be quality and quantity relatively considered, one full equal sixth part of the whole of the said premises; and the said before described part or allotment of the said premises distinguished by lot (No. 3) *number three* of the said premises so allotted and assigned to the said John Jones as aforesaid, the said compensation of six thousand two hundred and twenty two dollars and sixty-five cents by us awarded and directed to be made for the same for equality of partition as aforesaid, being paid therefor as by us directed, and subject to the payment thereof, to be quality and quantity relatively considered one equal sixth part of the whole of the said premises, and the said before described part or allotment of the said premises distinguished by lot (No. 4) *number four* of the said premises so allotted and assigned to the said Isaac C. Jones as aforesaid, together with the said compensation of one thousand two hundred and nine dollars and fifty-three cents so by us awarded and directed to be made and added thereto, and paid and taken therewith for equality of partition as aforesaid, to be quality and quantity relatively considered one equal sixth part of the whole of the said premises; and the said before described part or allotment of the said premises distinguished by lot (No. 5) *number five* of the said premises so allotted and assigned to the said Edmund H. Pendleton and Frances Maria his wife, in right of the said Francis Maria as aforesaid, together with the said compensation of three thousand nine hundred and eleven dollars forty cents and one-half of a cent, so by us awarded and directed to be made and added thereto and paid and taken therewith for equality of partition as aforesaid, to be quality and quantity relatively considered, the one equal sixth part of the whole of the said premises, and the said before described part or allotment of the said premises distinguished by lot (No. 6) *number six* of the said premises so allotted and assigned to the said William H. Jones as aforesaid, together with the said compensation of three thousand two hundred and ninety-six dollars forty cents and one-half of a cent so by us awarded and directed to be made and added thereto and paid and taken therewith for equality of partition as aforesaid, to be quality and quantity relatively considered one equal sixth part of the whole of the said premises, and so we, the said Commissioners, have made the said partition of the said premises between the said parties complainants and defendants in this cause according to their said respective rights thereto, as the same are ascertained, declared and adjudged by the said Court of Chancery in and by the decretal order aforesaid, as we are authorized by this Court in and by the said commission and decretal order to do.

In witness whereof, we, the said Commissioners, have to this our report and return set our hands and seals, this eighth day of July, in the year of our Lord one thousand eight hundred and seventeen.

(Signed,  
(Signed,)

JOSHUA JONES, [L. S.]  
ISAAC JONES. [L. S.]

STATE OF NEW YORK, }  
 City and County of New York, } ss.:

I, George W. Riblet, Clerk of the City and County of New York, and Clerk of the Supreme Court of said State for said County, do hereby certify that I have compared the preceding with the original of a report filed in the said Court of Chancery now remaining in my office, and that the same is a correct transcript therefrom, and of the whole of such original report.

In witness whereof, I have hereunto subscribed my name and  
 [L. s.] affixed the seal of the Supreme Court, the 10th day of April,  
 A. D. 1852.

(Signed,)

GEO. W. RIBLET,  
 Clerk.





## Supreme Court.

At a Special Term of the Supreme Court of the State of New York, held at the City Hall, in the city of New York, on the 23d day of June, in the year one thousand eight hundred and fifty-five.

Present,—Hon. EDWARD P. COWLES.

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EDMUND H. SCHERMERHORN,

*against*

JAMES I. JONES and ELIZABETH JONES his wife, Edmund H. Pendleton and Frances Maria Pendleton his wife, Rebecca Jones, Woodbury Langdon and Helen Langdon, his wife, Lewis C. Jones and Catharine Jones his wife, Alice Jones, John Jones Schermerhorn, William C. Schermerhorn and Anne E. H. Schermerhorn his wife, Ellen Schermerhorn, Henry A. Schermerhorn, Frederick A. Schermerhorn, *James I. Jones, George Jones, George A. Jones, and Lewis C. Jones, Trustees for said Helen Langdon*, and JAMES I. JONES, sole surviving Trustee for said FRANCES M. PENDLETON.

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This cause coming on to be heard, on the report of James Cruikshank, George B. Smith, and Adrian H. Muller, Esqrs., the commissioners appointed by and under a decretal order of this court, made at Special Term thereof, held at the City Hall, in the city of New York, on the thirtieth day of December, one thousand

eight hundred and fifty-four, appointing them commissioners, to make partition, quantity, quality and value, relatively considered, of the land and premises mentioned and described in the complaint, and amended complaint of the plaintiff, among the several parties to this action, according to their respective rights, interests and estates therein, as the same were ascertained by this court, and established by said decretal order, so that the plaintiff and defendants may respectively have and hold in severalty, such parts and portions of said land and premises as shall be allotted or assigned to them respectively upon such partition, according to their respective rights, titles and interests, so as aforesaid ascertained and determined.

Thereupon, on reading and filing the report of the said commissioners, so as aforesaid appointed, from which it appears, that before proceeding to the execution of their duties, as such commissioners, they were severally sworn before an officer, authorized by law to administer oaths, honestly and impartially to execute the trust so reposed in them, and to make partition as directed by said decretal order, and that they afterwards viewed the premises to be partitioned, and caused a map of the same to be made, the original of which they did authenticate and acknowledge, and direct to be filed with their said report, or in the office of the Register of the city and county of New York, where the premises are situated; that afterwards they were requested by the defendant, James I. Jones, as trustee for defendant Frances M. Pendleton, and by the defendant, Edmund H. Pendleton, not to make partition as between themselves, of so much of said land and premises as are owned by said Edmund H. Pendleton and by said James I. Jones, as such trustee of said defendant Frances M. Pendleton, but to allot and set off the same to them without making a separation and partition, as between them, which said request was in writing, and is annexed to their said report; and that they also received the consent in writing of the other parties to this action by their attorneys, that such partition should be made in the manner so requested by the said defendants, Edmund H. Pendleton and James I. Jones, as such trustee, which consent is also to their said report annexed; that thereupon the said commissioners divided the said lands and premises in the proportions directed by said decretal order, quantity, and quality, relatively considered, save that they divided and allotted to said defendant,

James I. Jones, as trustee for the defendant Frances M. Pendleton, and to said Edmund H. Pendleton, the said portion so owned by them as aforesaid, without dividing the same as between them; but, that as the said commissioners could not make partition of said premises, with perfect and entire equality, unless compensation were made by some of the parties to the others, for equality of partition they did make such division of the said lands among the parties to this action, according to their respective rights, as aforesaid, as nearly equal as practicable, and did award compensation to be made for equality of partition, as in said report stated; and that the lands and premises described in said complaint and in said decretal order, and of which they have so made partition, are butted, bounded and described as follows, that is to say :

All that certain tract, piece, or parcel of land, situate, lying and being in the city of New York, which in the report of Joshua Jones and Isaac Jones, surviving Commissioners appointed in a certain suit in the late Court of Chancery, in which Peter Shermerhorn, Junior, and Sarah his wife, were complainants, and John Jones, James J. Jones, Edmund H. Pendleton, and Frances M. his wife, Isaac Colford Jones, William Henry Jones, and Eleanor Jones were defendants, bearing date the 8th day of July, 1817, is designated as lot No. 3, and which is butted, bounded and described as follows, that is to say : Beginning at the northeasterly corner made by the intersection of Seventieth street and the Third avenue, and running thence from the said Third avenue to the East River, as follows, to wit: running from the said place of beginning southeasterly, on and along the northeasterly side of Seventieth street, to and across the Second avenue, seven hundred and ten feet, to the northeasterly corner made by the intersection of the said last mentioned street and avenue; thence southwesterly, across the said last mentioned Seventieth street, sixty feet, to the southeasterly corner of the said last mentioned street and avenue; then southeasterly, on and along the southwesterly side of Seventieth street, to and across the First avenue, seven hundred and fifty feet, to the southeasterly corner of the said First avenue and Seventieth street; then southwesterly, on and along the southeasterly side or line of the said First avenue, two hundred and thirty feet and eight inches, to the middle or centre of Sixty-ninth street; then southeasterly, through the middle of Sixty-ninth street, on a line parallel with, and equidistant from, each side thereof, to the southeasterly side or line of Avenue A; thence southwesterly, on and along the southeasterly side or line

of the said Avenue A, one hundred and thirty feet and four inches, to the middle or centre of the block or space of ground lying between Sixty-ninth street and Sixty-eighth street; thence southeasterly, from the said Avenue A to the East River, through the middle of the said last mentioned block or space of ground on a line parallel with, and equidistant from, each of the said last mentioned streets, to the East River; and thence running on and along the said river, crossing Sixty-ninth street, to a point or place southwesterly of Seventieth street, and at the distance of fifty one feet therefrom, and at the distance of four hundred and ten feet and four inches from the northeasterly line of Sixty-eighth street, measuring the said distance on a line at right angles with the said last mentioned street; and then running from the said river northwesterly, on a line parallel with and at the distance of fifty-one feet southwesterly from Seventieth street to the said before mentioned Avenue A; then northeasterly, on and along the southeasterly side of Avenue A, one hundred and sixty-six feet four inches, across Seventieth street aforesaid, to a point on the said southeasterly side of the said Avenue A, fifty-five feet four inches north easterly from said Seventieth street; then northwesterly on a line crossing Avenue A, and running parallel with and at the distance of fifty-five feet four inches northeasterly from Seventieth street aforesaid, to the said before mentioned First avenue; then northeasterly on and along the southeasterly side of said First avenue two hundred and five feet and four inches, crossing the street distinguished on the city map by Seventy-first street, to the northeasterly corner made by the intersection of the said last mentioned street and avenue; then northwesterly across the said last mentioned avenue, one hundred feet to the northwesterly corner made by the intersection of the said last mentioned street and avenue; then northwesterly on and along the northeasterly side of Seventy-first street six hundred and fifty feet to the northeasterly corner made by the intersection of said Seventy-first street and Second avenue; then northeasterly on and along the southeasterly side of Second avenue one hundred and two feet and two inches to a point at the middle of the block or space of ground lying between Seventy-first street and the street distinguished on the city map aforesaid by Seventy-second street; then northwesterly on a line crossing Second avenue and running through the middle or centre of the said last mentioned block or space of ground parallel with and equi distant from each of the said last mentioned streets seven hundred and ten feet to the before mentioned Third avenue; and thence southwesterly on and along the southeasterly side or line of said Third avenue, crossing Seventy-first street three hundred and sixty-two feet and ten inches to the northeasterly corner of Seventieth street and the said Third avenue, the aforesaid place of beginning, containing inclusive of streets and avenues, twenty-one acres, two roods and thirteen perches and one-half of a perch of



land, according to the survey and map made of the said premises under the direction of said commissioners.

Also, that certain other tract, piece or parcel of land, situate, lying and being in said city, which in said report of such Commissioners is designated as lot No. 6, and which is butted bounded and described as follows, that is to say : Beginning at the southeasterly corner made by the intersection of Third avenue and Seventy-fourth street, and running thence from Third avenue to the East River as follows, to wit : running from the said place of beginning southeasterly on and along the southwesterly side of Seventy-fourth street to and across the said before mentioned Second avenue, seven hundred and ten feet to the southeasterly corner of said Second avenue and Seventy-fourth street ; thence southwesterly on and along the southeasterly side or line of Second avenue forty-six feet three inches and three-quarters of an inch ; thence southeasterly on a line parallel with Seventy-fourth street and at the distance of forty-six feet three inches and three-quarters of an inch southwesterly therefrom to and across the said before mentioned First avenue seven hundred and fifty feet to a point on the southeasterly side or line of said First avenue, at the distance of forty-six feet three inches and three-quarters of an inch southwesterly from Seventy-fourth street aforesaid ; thence southwesterly on and along the southeasterly side of First avenue two hundred and eighteen feet to the southeasterly corner of the said last mentioned avenue and Seventy-third street ; thence southeasterly on and along the southwesterly side of Seventy-third street to and across the said before mentioned avenue A to the southeasterly corner of the said last mentioned avenue and street ; thence southwesterly on and along the southeasterly side of the said avenue A one hundred and thirty-nine feet eleven inches and three-quarters of an inch to a point on the said southeasterly side of the said last mentioned avenue sixty-four feet and four inches northeasterly from the before mentioned Seventy-second street ; and thence southeasterly on a line parallel with Seventy-second street and at the distance of sixty-four feet and four inches therefrom to the East River, being at the distance northeasterly from the northeasterly side of Seventy-second street of sixty-four feet and four inches on a line at right angles with the said street ; and thence running along the river as it runs northeasterly to the southeasterly corner of the premises now or lately in the possession of Richard Riker, the width of the said hereby described lot (No. 6) number six on the said East River measuring the same on a line at right angles with Seventy-third street aforesaid, being three hundred and thirty-six feet and eight inches ; and then running from the said East River to Third avenue aforesaid along the division line between the said land and premises now or late of the said Richard Riker, and the said premises hereby intended to be described as follows, to wit : First, north forty-six degrees west four hundred and sixty-



three feet ; then north forty-seven degrees west, one thousand six hundred and sixty-nine feet ; and then north fifty-eight degrees west eight hundred and twenty-three feet to said Third avenue ; and then running southwesterly on and along the southeasterly side of said Third avenue crossing Seventy-fourth street two hundred and seventy-nine feet and four inches to the southeasterly corner of the said last mentioned avenue and street to the aforesaid place of beginning, containing, inclusive of streets and avenues, twenty-one acres three roods and eight perches of land according to the survey and map aforesaid made of the said premises under direction of said Commissioners.

And by which said report of the said commissioners so appointed in this action, they did further report that of all the said land and premises, they have allotted three equal forty-eighth parts to EDMUND H. SCHERMERHORN the plaintiff in this action ; twelve equal forty-eighth parts to the defendant JAMES I. JONES ; four equal forty-eighth parts to the defendant ALICE JONES ; four equal forty-eighth parts to the defendant LEWIS C. JONES , four equal forty-eighth parts to the defendants JAMES I. JONES, GEORGE JONES, GEORGE A. JONES and LEWIS C. JONES, as trustees of the defendant HELEN LANGDON, as in said decretal order stated ; three equal forty-eighth parts to the defendant JOHN JONES SCHERMERHORN ; three equal forty-eighth parts to the defendant WILLIAM C. SCHERMERHORN ; three equal forty-eighth parts to the defendants ELLEN SCHERMERHORN, HENRY A. SCHERMERHORN, and FREDERICK A. SCHERMERHORN ; to be held and enjoyed by the said parties respectively in severalty, except that the parts allotted to the said James I. Jones, George Jones, George A. Jones and Lewis C. Jones, as trustees of said Helen Langdon, are to be held by them, as such trustees, upon the trust mentioned and referred to in said decretal order ; and that said parts so allotted to said Ellen Schermerhorn, Henry A. Schermerhorn and Frederick A. Schermerhorn, are to be held by them jointly in the manner mentioned and referred to in said decretal order.

And by which said report of said commissioners so appointed in this action, they did further report that of so much of said land and premises as is first herein above and in their said report described, they have allotted twelve equal forty-eighth parts thereof to the defendant FRANCES M. PENDLETON ; that of so much of

the said lands and premises as is secondly hereinabove and in their said report described, they have allotted twelve equal forty-eighth parts thereof to the defendant EDMUND H. PENDLETON, and to said defendant JAMES I. JONES, as sole surviving trustee for said defendant FRANCES M. PENDLETON. All of which said shares respectively being subject as in and by said decree declared.

And by which said report of said commissioners so appointed in this action they do further report, that they have awarded compensation for equality of partition to be made as follows, namely : that the said plaintiff, Edmund H. Schermerhorn, is to pay to the defendant William C. Schermerhorn, the sum of eight dollars and seventy-five cents, and to the defendants Ellen Schermerhorn, Frederick A. Schermerhorn and Henry A. Schermerhorn, the sum of twenty dollars ; that the said defendant William C. Schermerhorn is to pay to said defendants Ellen Schermerhorn, Frederick A. Schermerhorn and Henry A. Schermerhorn, the sum of fifteen dollars ; that the said defendant John Jones Schermerhorn is to pay to the defendant William C. Schermerhorn, two dollars and fifty cents, and to the defendants Ellen Schermerhorn, Henry A. Schermerhorn and Frederick A. Schermerhorn, the sum of sixteen dollars and twenty-five cents ; that the said plaintiff, Edmund H. Schermerhorn, and the defendants William C. Schermerhorn and John J. Schermerhorn, are each to pay the sum of fourteen dollars and thirty-nine and one-third cents to the defendant Lewis C. Jones ; the like sum to the defendant, Alice Jones ; and the like sum to the defendants James I. Jones, Lewis C. Jones, George Jones and George A. Jones, as such trustees of said Helen Langdon ; that the said defendants Ellen Schermerhorn, Frederick A. Schermerhorn and Henry A. Schermerhorn, are jointly to pay the like sum to said defendant Lewis C. Jones : the like sum to said defendant Alice Jones ; and the like sum to the said defendants James I. Jones, Lewis C. Jones, George Jones and George A. Jones, as such trustees of said Helen Langdon ; that the said plaintiff, Edmund H. Schermerhorn, and the defendants William C. Schermerhorn and John J. Schermerhorn, are each to pay to the defendant James I. Jones, trustee of the defendant Frances M. Pendleton, and to Edmund H. Pendleton, the sum of sixty-two and one-half cents ; and that the defendants Ellen Schermerhorn, Frederick A. Schermerhorn and Henry A. Schermerhorn, are jointly to pay said defendants James

I. Jones, trustee for said Frances M. Pendleton, and to said Edmund H. Pendleton, the like sum of sixty-two and a half cents; that the defendant James I. Jones, is to pay to the said defendants Edmund H. Pendleton and James I. Jones, as trustee of said Frances M. Pendleton, the sum of one hundred dollars and twenty-five cents; the said Edmund H. Pendleton and the said James I. Jones, as such trustee of said Frances M. Pendleton, are to pay to the defendant Lewis C. Jones fourteen dollars and thirty-three and one-third cents; and the like sum to the defendant Alice Jones; and the like sum to the defendants James I. Jones, George Jones, George A. Jones and Lewis C. Jones, as such trustee for the said Helen Langdon.

And by which said report of the said commissioners so appointed in this action, they did further report, that on the said map mentioned in their said report, the parcels of the said land and premises so as above allotted to the plaintiff, EDMUND H. SCHERMERHORN, are distinguished by the numbers 28, 31, 32, 72, 77, 78, 68, 69, 144, 145, 146, 239, 236, 268, 262, 273, 261, 274, 292, 301, 302, 337, 347, 348, 384, 377, 378, 454, 446, 447, 529, 533, 534, 535, and are colored RED on said map.

That the parcels so as above allotted to the defendant WILLIAM C. SCHERMERHORN are distinguished on said map by the numbers 27, 35, 36, 73, 81, 82, 64, 65, 142, 143, 147, 238, 232, 231, 265, 264, 271, 291, 297, 296, 340, 345, 346, 385, 374, 375, 376, 455, 448, 449, 530, 538, 539, and are colored LIGHT BROWN on said map.

That the parcels, so as above allotted to the defendant JOHN JONES SCHERMERHORN, are distinguished on said map by the numbers 26, 33, 34, 74, 75, 70, 76, 148, 149, 150, 237, 235, 234, 263, 272, 269, 270, 290, 300, 298, 299, 338, 343, 344, 383, 381, 382, 456, 450, 451, 531, 536, 537, and are colored DARK BROWN on said map.

That the parcels so as above allotted to the defendants ELLEN SCHERMERHORN, FREDERICK A. SCHERMERHORN, and HENRY A. SCHERMERHORN, are distinguished on said map by the numbers 25, 29, 30, 71, 79, 66, 67, 80, 141, 151, 152, 240, 233, 266, 267, 289, 293, 294, 295, 339, 342, 341, 386, 379, 380, 453, 452, 532, 540, 541, and are colored PURPLE on said map.

That the parcels so as allotted to the defendant LEWIS C. JONES, <sup>Lewis C Jones</sup> are distinguished on said map by the numbers 21, 16, 17, 18, 86, 60, 87, 59, 105, 106, 107, 108, 162, 163, 159, 160, 241, 242, 249, 286, 226, 204, 227, 203, 140, 139, 138, 137, 314, 317, 318, 319, 361, 368, 369, 370, 474, 475, 476, 413, 414, 552, 553, 548, 549, 550, and are colored YELLOW on said map.

That the parcels so as above allotted to the defendant ALICE JONES, <sup>Alice Jones.</sup> are distinguished on said map by the numbers 23, 24, 19, 20, 88, 58, 89, 57, 99, 103, 104, 101, 102, 161, 156, 157, 158, 245, 246, 247, 288, 248, 287, 224, 206, 225, 205, 128, 129, 130, 131, 313, 320, 321, 322, 362, 363, 371, 372, 373, 477, 478, 471, 472, 473, 419, 420, 421, 422, 423, 545, 546, 547, 554, and are colored BLUE on said map.

That the parcels so as above allotted to the defendants JAMES I. JONES, LEWIS C. JONES, GEORGE JONES, and GEORGE A. JONES, <sup>James I. Jones &c., trustees of Mrs. Langdon.</sup> as such trustees of said HELEN LANGDON, are distinguished on said map by the numbers 22, 13, 14, 15, 83, 63, 84, 62, 85, 61, 98, 100, 164, 153, 154, 155, 243, 244, 250, 285, 228, 202, 229, 230, 132, 133, 134, 135, 136, 315, 316, 323, 324, 364, 365, 366, 367, 479, 480, 468, 469, 470, 415, 416, 417, 418, 551, 542, 543, 544, and are colored GREY on said map.

That the parcels so as above allotted to the defendant JAMES I. JONES, <sup>James I Jones</sup> are distinguished on said map by the numbers 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 90, 91, 92, 93, 94, 95, 96, 97, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 323, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 120, 121, 122, 123, 124, 125, 126, 127, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 424, 425, 426, 427, 428, 429, 430, 431, 432, and are colored GREEN on said map.

That the parcels so as above allotted to the defendant FRANCES M. PENDLETON, <sup>Frances M. Pendleton.</sup> are distinguished on said map by the numbers 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502,



503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, and are colored ORANGE on said map.

E. H. Pendleton and J. I. Jones, as trustee of Mrs. Pendleton.

That the parcels so as above allotted to the said defendant EDMUND H. PENDLETON, and to the defendant JAMES I. JONES as such trustee of said defendant FRANCIS M. PENDLETON, are distinguished on said map by the numbers 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, and are also colored ORANGE on said map.

And by which said report of said Commissioners so appointed in this action, they did further report, that in making said partition they also allotted to the respective parties in manner aforesaid, the rights of all the parties to this action to so much of the land laid down on said map, as streets and avenues, lying in front of or adjoining the parcels so allotted in the manner and to the effect hereinafter and in said report mentioned.

And by which said report of said Commissioners so appointed in this action, they did further report that, from the situation of the property, no other posts, stones or monuments could be conveniently described than such monuments or marks as are indicated by the lines of streets and avenues, as laid down on the city map made by Simeon De Witt, Gouverneur Morris and John Rutherford, commissioners, of which, so far as such lines are concerned, and so far as the same represent or affect the lands and premises in question, the said map in said report first mentioned is a transcript, and that in referring to said lines of streets and avenues, as laid down on said map, they have done so for the convenience of description only, and that their act in so doing is not intended by them as a dedication of any part of said land and premises as a street or streets, or as an avenue or avenues.



And by which said report of said Commissioners so appointed in this action, they did further report that the following is a correct description of the several parcels allotted to the said parties, namely :

The said lot or parcel numbered 292 (two hundred and ninety-two), as laid down in block A on said map and so allotted to the plaintiff, EDMUND H. SCHERMERHORN, as above set forth, is bounded and described as follows : Beginning at the point or corner formed by the intersection of the easterly side or line of the Third avenue with the northerly side or line of Seventy-first street, and running thence easterly along Seventy-first street one hundred and ten feet; thence running northerly in a line parallel with Third avenue, twenty-five feet and eight inches; thence westerly on a line parallel with Seventy-first street, one hundred and ten feet to the Third avenue; thence southerly along said Third avenue twenty-five feet and eight inches to the place of beginning, together with all that part or portion of the said lands and premises described in the complaint in this action which lies within said Seventy-first street, to the extent of one-half the width of said street, immediately by the side of and adjoining the said lot of land so as above described.

Edmund H.  
Schermerhorn.  
292

The said lots or parcels numbered 301 (three hundred and one), 302 (three hundred and two), as laid down on said block A on said map, and so allotted and set apart to the plaintiff, EDMUND H. SCHERMERHORN, as above set forth, are collectively bounded and described as follows :

Edmund H.  
Schermerhorn.  
301-302

Beginning at a point on the northerly side of said Seventy-first street, which is distant three hundred and ten feet easterly from the corner formed by the intersection of the easterly side or line of said Third avenue and the northerly side or line of Seventy-first street, and running thence easterly along the northerly side of Seventy-first street fifty feet; thence northerly and on a line parallel to the Third avenue one hundred and two feet and two inches; thence westerly and on a line parallel with said Seventy-first street fifty feet; thence southerly and on a line parallel with the Third avenue one hundred and two feet and two inches to the point or place of beginning; together with all that part or portion of

the said lands and premises described in said complaint which lies within said Seventy-first street, to the extent of one-half the width thereof, immediately in front of and adjoining the said two lots or parcels lastly above described.

Edmund H.  
Schermerhorn.  
337

The said lot or parcel numbered 337 (three hundred and thirty-seven), as laid down in block B on said map and so allotted and set apart to said plaintiff, EDMUND H. SCHERMERHORN, is bounded and described as follows: Beginning at a point on the westerly side of the Second avenue, which is distant seventy-five feet and three inches northerly from the corner formed by the intersection of the westerly side of Second avenue and the northerly side of Seventieth street, and running thence northerly along the westerly side of Second avenue twenty-five feet and one inch; and thence westerly and on a line parallel with Seventieth street one hundred feet; thence southerly and on a line parallel with Second avenue twenty-five feet and one inch; thence easterly and on a line parallel to Seventieth street one hundred feet to the place of beginning.

Edmund H.  
Schermerhorn.  
347-348.

The said lots or parcels numbered 34 (three hundred and forty-seven), 348 (three hundred and forty-eight), as laid down in said block B on said map, and so allotted and set apart to the plaintiff, EDMUND H. SCHERMERHORN, are collectively bounded and described as follows: Beginning at a point on the northerly side or line of Seventieth street which is distant two hundred and fifty feet westerly from the corner formed by the intersection of the northerly side of Seventieth street and the westerly side of the Second avenue, and running thence northerly on a line parallel with the Second avenue one hundred feet and four inches; thence westerly and on a line parallel with Seventieth street fifty feet; thence southerly and on a line parallel with the Second avenue one hundred feet and four inches to Seventieth street; thence easterly along Seventieth street fifty feet to the place of beginning.

Edmund H.  
Schermerhorn.  
384

The said lot or parcel numbered 384 (three hundred and eighty-four) in block C on said map and so allotted and set apart to the plaintiff, EDMUND H. SCHERMERHORN, as above set forth, is bounded and described as follows, that is to say: Beginning at a point on the westerly side of the first avenue, which is distant twenty-five

feet and one inch southerly from the corner formed by the intersection of the westerly line of the First avenue and the southerly line of Seventy-first street, and running thence westerly and on a line parallel with said Seventy-first street one hundred feet; thence southerly and on a line parallel with the First avenue twenty-five feet and one inch; thence easterly and on a line parallel with said Seventy-first street one hundred feet to the First avenue; thence northerly along the First avenue twenty-five feet and one inch to the place of beginning, together with all that part or portion of the said lands and premises described in said complaint, which lies within said First avenue immediately in front of and adjoining the said lot or parcel last above described.

The said lots or parcels numbered 377 (three hundred and seventy-seven) and 378 (three hundred and seventy-eight) in said block C on said map, and so allotted and set apart to said plaintiff, EDMUND H. SCHERMERHORN, as above set forth, are collectively bounded and described as follows: Beginning at a point on the southerly side of Seventy-first street, which is distant two hundred feet westerly from the corner formed by the intersection of the southerly side of Seventy-first street and the westerly side of the First avenue; and running thence westerly along Seventy-first street fifty feet; thence southerly and on a line parallel with the First avenue one hundred feet and four inches; thence easterly and on a line parallel with Seventy-first street fifty feet; thence northerly and on a line parallel with First avenue one hundred feet and four inches to the place of beginning, together with all that part or portion of the said lands and premises described in said complaint which lies within Seventy-first street immediately in front of and adjoining the said two lots or parcels last above described.

Edmund H.  
Schermerhorn.  
377-378

The said lot or parcel numbered 454 (four hundred and fifty-four) as laid down in block E on said map, and so allotted and set apart to said plaintiff, EDMUND H. SCHERMERHORN, is bounded and described as follows: Beginning at a point on the westerly side of avenue A, which is distant twenty-five feet and one inch southerly from the corner formed by the intersection of the westerly side of avenue A and the southerly side of Seventieth street; and running thence westerly and on a line parallel with Seventieth street one hundred feet; thence southerly and on a line parallel with

Edmund H.  
Schermerhorn,  
454

avenue A twenty-five feet and one inch ; thence easterly and on a line parallel with Seventieth street one hundred feet to avenue A ; thence northerly along said avenue A twenty-five feet and one inch to the place of beginning, together with all that part or portion of land and premises described in said complaint which lies within the said avenue A immediately in front of and adjoining said lot last above described.

Edmund H.  
Schermmerhorn,  
446-447

The said lots or parcels numbered 446 (four hundred and forty-six) and 447 (four hundred and forty-seven) as laid down in said block E on said map, and so allotted and set apart to said plaintiff, EDMUND H. SCHERMERHORN, as above set forth, are collectively bounded and described as follows : Beginning at a point on the southerly side of Seventieth street which is distant two hundred and twenty-five feet westerly from the corner formed by the intersection of the southerly side of Seventieth street and the westerly side of avenue A ; and running thence westerly along Seventieth street fifty feet ; thence southerly and on a line parallel with avenue A one hundred feet and four inches ; thence easterly and on a line parallel with Seventieth street fifty feet ; thence northerly and on a line parallel with avenue A one hundred feet and four inches to the place of beginning ; together with all that part or portion of the land and premises described in said complaint which lies within said Seventieth street to the extent of one-half the width thereof immediately in front of and adjoining said two lots last above described.

Edmund H.  
Schermmerhorn,  
529, 533, 534,  
535.

The said lots or parcels numbered 529 (five hundred and twenty-nine), 533 (five hundred and thirty-three), 534 (five hundred and thirty-four), and 535 (five hundred and thirty-five), as laid down in block G on said map, and so allotted and set apart to said plaintiff, EDMUND H. SCHERMERHORN, as above set forth, are collectively bounded and described as follows : Beginning at the corner formed by the intersection of the easterly side of avenue A and the southerly side of Sixty-ninth street, and running thence easterly along the southerly side of Sixty-ninth street one hundred and seventy-three feet ; thence southerly and on a line parallel with avenue A one hundred feet and four inches ; thence westerly and on a line parallel with Sixty-ninth street seventy-five feet ; thence northerly and on a line parallel with avenue A seventy-five feet and three inches ; thence westerly and on a line parallel with



Sixty-ninth street ninety-eight feet to avenue A ; thence northerly along avenue A twenty-five feet and one inch to the place of beginning ; together with all that part or portion of said land and premises described in said complaint which lies within said Sixty-ninth street to the extent of one-half the width thereof immediately in the front or by the side of and adjoining said four lots of land last above described.

The said lot or parcel numbered 28 (twenty-eight) as laid down in block H on said map, and so allotted and set apart to said plaintiff, EDMUND H. SCHERMERHORN, as above set forth, is bounded and described as follows : Beginning at the corner formed by the intersection of the westerly side of Second avenue and the northerly side of Seventy-fourth street, and running thence northerly along the westerly side of Second avenue twenty-five feet and eight inches ; thence westerly and on a line parallel with said Seventy-fourth street one hundred feet ; thence southerly and on a line parallel with Second avenue twenty-five feet and eight inches to Seventy-fourth street ; and thence easterly along Seventy-fourth street one hundred feet to the place of beginning ; together with so much of said land and premises described in said complaint as lies within said Seventy-fourth street by the side of and adjoining said lot or parcel last above described.

Edmund H.  
Schermerhorn,  
28.

The said lots or parcels numbered 31 (thirty-one) and 32 (thirty-two) as laid down in said block H on said map, and so allotted and set apart to said plaintiff, EDMUND H. SCHERMERHORN, as above set forth are collectively bounded and described as follows : Beginning at a point on the northerly side of Seventy-fourth street which is distant one hundred and fifty feet westerly from the corner formed by the intersection of the northerly side of Seventy-fourth street and the westerly side of the Second avenue, and running thence westerly along Seventy-fourth street fifty feet ; thence northerly and on a line parallel with the said avenue one hundred and two feet and two inches ; thence easterly and on a line parallel with Seventy-fourth street fifty feet ; thence southerly and on a line parallel with Second avenue one hundred and two feet and two inches to the place of beginning ; together with all that part or portion of the said lands and premises described in said complaint which lies within said Seventy-fourth street immediately in front of and adjoining the said two lots or parcels last above described.

Edmund H.  
Schermerhorn,  
31, 32



Edmund H.  
Schermmerhorn,  
72.

The said lot or parcel numbered 72 (seventy-two) as laid down in block I on said map, and so allotted and set apart to said plaintiff, EDMUND H. SCHERMERHORN, as above set forth, is bounded and described as follows: Beginning at a point on the westerly side of the First avenue which is distant seventy-six feet and eight inches northerly from the corner formed by the intersection of the northerly side of Seventy-fourth street with the westerly side of the First avenue, and running thence northerly along the First avenue twenty-five feet and six inches; thence westerly and on a line parallel with Seventy-fourth street one hundred feet; thence southerly and on a line parallel with the First avenue twenty-five feet and six inches; thence easterly and on a line parallel with Seventy-fourth street one hundred feet to the place of beginning; together with all that part or portion of the said land and premises described in said complaint which lies within said First avenue to the extent of one-half the width thereof immediately in front of and adjoining the said lot or parcel last above described.

Edmund H.  
Schermmerhorn  
77, 78, 68, 69.

The said lots or parcels numbered 77 (seventy-seven), 78 (seventy-eight), 68 (sixty-eight) and 69 (sixty-nine), as laid down in block I on said map, and so allotted and set apart to the plaintiff, EDMUND H. SCHERMERHORN, as above set forth, are collectively bounded and described as follows: Beginning at a point on the northerly side of Seventy-fourth street, which is distant one hundred and twenty-five feet westerly from the corner formed by the intersection of the northerly side of Seventy-fourth street and the westerly side of First avenue, and running thence westerly along Seventy-fourth street fifty feet; thence northerly and on a line parallel with First avenue one hundred and fifty-six feet and ten and a half inches to the northerly boundary line of the lands described in said complaint; thence southeasterly along said boundary line fifty feet and eight inches; thence southerly and on a line parallel with the First avenue one hundred and forty-eight feet and seven and one-half inches to the place of beginning; together with all that part or portion of the said lands and premises described in said complaint which lies within Seventy-fourth street to the extent of one-half the width thereof, immediately in front of and adjoining the said lots last above described.

The said lots or parcels numbered 144 (one hundred and forty-four), 145 (one hundred and forty-five) and 146 (one hundred and forty-six), as laid down in block M on said map, and so allotted and set apart to said plaintiff, EDMUND H. SCHERMERHORN, as above set forth, are collectively bounded and described as follows: Beginning at a point on the easterly side of the First avenue, which is distant seventy-six feet and eight inches southerly from the corner formed by the intersection of the easterly side of the First avenue and the southerly side of Seventy-fourth street, and running thence southerly along the First avenue twenty-five feet and six inches; thence easterly and on a line parallel with Seventy-fourth street one hundred and sixty-three feet; thence northerly on a line parallel with the First avenue one hundred and two feet and two inches to Seventy-fourth street; thence westerly along Seventy-fourth street fifty feet; thence southerly and parallel with the First avenue seventy-six feet and eight inches; thence westerly and on a line parallel with Seventy-fourth street one hundred and thirteen feet to the place of beginning; together with all that part or portion of said lands and premises described in said complaint which lies within said Seventy-fourth street to the extent of one-half the width thereof, immediately in front of and adjoining said lots numbered 145 (one hundred and forty-five) and 146 (one hundred and forty-six) so fronting on said Seventy-fourth street.

Edmund H.  
Schermerhorn,  
144, 145, 146.

The said lots or parcels numbered 239 (two hundred and thirty-nine) and 236 (two hundred and thirty-six) as laid down in block O on said map, and so allotted to said plaintiff EDMUND H. SCHERMERHORN, as above set forth, are collectively bounded and described as follows: Beginning at a point on the easterly side of Avenue A, which is distant twenty-five feet and eight inches northerly from the corner formed by the intersection of the easterly side of said Avenue A and the northerly side of Seventy-third street, and running thence easterly and on a line parallel with said Seventy-third street ninety-eight feet; thence southerly and on a line parallel with said Avenue A twenty-five feet and eight inches to Seventy-third street; thence easterly along Seventy-third street twenty-five feet; thence northerly and on a line parallel with said Avenue A one hundred and two feet and two inches; thence westerly and on a line parallel with said Seventy-third street twenty-five feet; thence southerly and on a line parallel

Edmund H.  
Schermerhorn,  
239, 236.

with said Avenue A fifty-one feet; thence westerly and on a line parallel with Seventy-third street ninety-eight feet to said Avenue A; thence southerly along said Avenue A twenty-five feet and six inches to the place of beginning; together with all that part or portion of said land and premises described in said complaint which lies within said Seventy-third street and said Avenue A respectively, and to the width of one-half of each, immediately in front of and adjoining said two lots last above described.

Edmund H.  
Schermmerhorn,  
268.

The said lot or parcel numbered 268 (two hundred and sixty-eight), as laid down in block P on said map, and so allotted and set apart to the plaintiff EDMUND H. SCHERMERHORN as above set forth, is bounded and described as follows: Beginning at a point on the westerly side of Avenue B, which is distant seventy-six feet and eight inches southerly from the corner formed by the intersection of the westerly side of said Avenue B and the southerly side of Seventy-third street and running thence southerly along the westerly side of said Avenue B twenty-five feet and six inches; thence westerly and on a line parallel with said Seventy-third street ninety-eight feet; thence northerly and on a line parallel with said Avenue B twenty-five feet and six inches, and thence easterly on a line parallel with said Seventy-third street ninety-eight feet to the place of beginning; together with all that part or portion of the said land and premises described in said complaint which lies within said Avenue B, immediately in front of and adjoining the said lot last above described; and together with all the water right and right to land under the waters of the East River in front of and opposite the lot or parcel of land last above described.

Edmund H.  
Schermmerhorn,  
262, 273, 261,  
274.

The said lots or parcels numbered 262 (two hundred and sixty-two), 273 (two hundred and seventy-three), 261 (two hundred and sixty-one), 274 (two hundred and seventy-four), as laid down in said block P, and so allotted to said plaintiff EDMUND H. SCHERMERHORN, are collectively bounded and described as follows: Beginning at a point on the southerly side of Seventy-third street, which is distant one hundred and forty-eight feet westerly from the corner formed by the intersection of the westerly side of Avenue B and the southerly side of Seventy-third street, and running thence westerly along Seventy-third street fifty feet; thence southerly on a line parallel with said Avenue B one hun-

dred and forty feet; thence easterly and on a line parallel with said Seventy-third street fifty feet; thence northerly and on a line parallel with Avenue B one hundred and forty feet to the place of beginning; together with all that part or portion of said land and premises described in said complaint which lies within said Seventy-third street to the extent of one-half the width thereof, immediately in front of and adjoining said lots or parcels last above described.

The said lots or parcels numbered 1 (one), 2 (two), 3 (three), 4 (four), 5 (five), 6 (six), 7 (seven), 8 (eight), 9 (nine), 10 (ten), 11 (eleven) and 12 (twelve), as laid down in block H, on said map, and so allotted and set apart to the defendant JAMES I. JONES, as above set forth, are collectively bounded and described as follows: Beginning at the point or corner formed by the intersection of the easterly side or line of the Third avenue, with the southerly side or line of Seventy-fifth street, and running thence easterly along Seventy-fifth street three hundred and ten feet, thence running southerly in a line parallel with Third avenue one hundred and two feet and two inches, thence running westerly in a line parallel with said Seventy-fifth street three hundred and ten feet to the Third avenue, and thence running northerly along the Third avenue one hundred and two feet and two inches to the said point or corner of beginning, together with all that part or portion of the said lands and premises described in the complaint in this action, which lies within said Seventy-fifth street, immediately in front of and adjoining the said twelve lots lastly above described.

The said lots or parcels numbered 90 (ninety), 91 (ninety-one), 92 (ninety-two), 93 (ninety-three), 94 (ninety-four), 95 (ninety-five), 96 (ninety-six) and 97 (ninety-seven), as laid down in block I, on said map, and, also, so allotted and set apart to the said defendant JAMES I. JONES, as above set forth, are collectively bounded and described as follows: Beginning at the point or corner formed by the intersection of the easterly side or line of the Second avenue, with the northerly side or line of Seventy-fourth street, and running thence easterly along Seventy-fourth street two hundred feet, thence running northerly in a line parallel with the Second avenue one hundred and two feet and two inches, thence running westerly in a line parallel with Seventy-fourth street, two



hundred feet to the Second avenue, and thence running southerly along the Second avenue one hundred and two feet and two inches to the said point or corner of beginning, together with the one-half in width of said Seventy-fourth street, lying immediately in front of and adjoining the said lots or parcels of land lastly above described.

**James I Jones**    The said lots or parcels numbered 120 (one hundred and twenty), 121 (one hundred and twenty-one), 122 (one hundred and twenty-two), 123 (one hundred and twenty-three), 124 (one hundred and twenty-four), 125 (one hundred and twenty-five), 126 (one hundred and twenty-six) and 127 (one hundred and twenty-seven), as laid down in block L, on said map, and, also, so allotted and set apart to the said defendant JAMES I. JONES, as above set forth, are collectively bounded and described as follows: beginning at the point or corner formed by the intersection of the northerly side or line of Seventy-fourth street, with the easterly side or line of the First avenue, and running thence easterly along Seventy-fourth street, two hundred and thirteen feet, thence running northerly in a line parallel with the First avenue seventy-nine feet and six inches to the northeasterly boundary line of the lands described in the complaint in this action, thence running northwesterly along said boundary line in a straight line to the First avenue, at a point which is distant one hundred and thirteen feet northerly from the said point or corner of beginning, and thence running southerly along the First avenue one hundred and thirteen feet to the said point or corner of beginning, together with so much of said lands and premises described in said complaint as lie within said Seventy-fourth street and said First avenue, to the extent of one-half the width of said street and avenue respectively, in front of and adjoining the said lots or parcels of land lastly above described, and lying between the same and the centre lines of said First avenue and Seventy-fourth street respectively, to the point of intersection of said centre lines and the northerly boundary line of the lands described in the complaint in this action.

**James I Jones**    The said lots or parcels numbered 177 (one hundred and seventy-seven), 178 (one hundred and seventy-eight), 179 (one hundred and seventy-nine), 180 (one hundred and eighty), 181 (one hundred and eighty-one), 182 (one hundred and eighty-two), 183 (one hundred and eighty-three), 184 (one hundred and eighty-four), 185 (one hundred and eighty-five), 186 (one hundred and eighty-six), 187 (one hundred and eighty-seven), 188 (one hundred and eighty-eight), 189 (one hundred and eighty-nine), 190 (one hundred and ninety), 191 (one hundred and ninety-one), 192 (one hundred and ninety-two), 193 (one hundred and ninety-three), 194 (one hundred and ninety-four), 195 (one hundred and ninety-five), 196 (one hundred and ninety-six), 197 (one hundred and ninety-seven), 198 (one hundred and ninety-eight), 199 (one hundred and ninety-nine), 200 (two hundred), 201 (two hundred and one), 202 (two hundred and two), 203 (two hundred and three), 204 (two hundred and four), 205 (two 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hundred and sixty-one), 962 (nine hundred and sixty-two), 963 (nine hundred and sixty-three), 964 (nine hundred and sixty-four), 965 (nine hundred and sixty-five), 966 (nine hundred and sixty-six), 967 (nine hundred and sixty-seven), 968 (nine hundred and sixty-eight), 969 (nine hundred and sixty-nine), 970 (nine hundred and seventy), 971 (nine hundred and seventy-one), 972 (nine hundred and seventy-two), 973 (nine hundred and seventy-three), 974 (nine hundred and seventy-four), 975 (nine hundred and seventy-five), 976 (nine hundred and seventy-six), 977 (nine hundred and seventy-seven), 978 (nine hundred and seventy-eight), 979 (nine hundred and seventy-nine), 980 (nine hundred and eighty), 981 (nine hundred and eighty-one), 982 (nine hundred and eighty-two), 983 (nine hundred and eighty-three), 984 (nine hundred and eighty-four), 985 (nine hundred and eighty-five), 986 (nine hundred and eighty-six), 987 (nine hundred and eighty-seven), 988 (nine hundred and eighty-eight), 989 (nine hundred and eighty-nine), 990 (nine hundred and ninety), 991 (nine hundred and ninety-one), 992 (nine hundred and ninety-two), 993 (nine hundred and ninety-three), 994 (nine hundred and ninety-four), 995 (nine hundred and ninety-five), 996 (nine hundred and ninety-six), 997 (nine hundred and ninety-seven), 998 (nine hundred and ninety-eight), 999 (nine hundred and ninety-nine), 1000 (one thousand), 1001 (one thousand and one), 1002 (one thousand and two), 1003 (one thousand and three), 1004 (one thousand and four), 1005 (one thousand and five), 1006 (one thousand and six), 1007 (one thousand and seven), 1008 (one thousand and eight), 1009 (one thousand and nine), 1010 (one thousand and ten), 1011 (one thousand and eleven), 1012 (one thousand and twelve), 1013 (one thousand and thirteen), 1014 (one thousand and fourteen), 1015 (one thousand and fifteen), 1016 (one thousand and sixteen), 1017 (one thousand and seventeen), 1018 (one thousand and eighteen), 1019 (one thousand and nineteen), 1020 (one thousand and twenty), 1021 (one thousand and twenty-one), 1022 (one thousand and twenty-two), 1023 (one thousand and twenty-three), 1024 (one thousand and twenty-four), 1025 (one thousand and twenty-five), 1026 (one thousand and twenty-six), 1027 (one thousand and twenty-seven), 1028 (one thousand and twenty-eight), 1029 (one thousand and twenty-nine), 1030 (one thousand and thirty), 1031 (one thousand and thirty-one), 1032 (one thousand and thirty-two), 1033 (one thousand and thirty-three), 1034 (one thousand and thirty-four), 1035 (one thousand and thirty-five), 1036 (one thousand and thirty-six), 1037 (one thousand and thirty-seven), 1038 (one thousand and thirty-eight), 1039 (one thousand and thirty-nine), 1040 (one thousand and forty), 1041 (one thousand and forty-one), 1042 (one thousand and forty-two), 1043 (one thousand and forty-three), 1044 (one thousand and forty-four), 1045 (one thousand and forty-five), 1046 (one thousand and forty-six), 1047 (one thousand and forty-seven), 1048 (one thousand and forty-eight), 1049 (one thousand and forty-nine), 1050 (one thousand and fifty), 1051 (one thousand and fifty-one), 1052 (one thousand and fifty-two), 1053 (one thousand and fifty-three), 1054 (one thousand and fifty-four), 1055 (one thousand and fifty-five), 1056 (one thousand and fifty-six), 1057 (one thousand and fifty-seven), 1058 (one thousand and fifty-eight), 1059 (one thousand and fifty-nine), 1060 (one thousand and sixty), 1061 (one thousand and sixty-one), 1062 (one thousand and sixty-two), 1063 (one thousand and sixty-three), 1064 (one thousand and sixty-four), 1065 (one thousand and sixty-five), 1066 (one thousand and sixty-six), 1067 (one thousand and sixty-seven), 1068 (one thousand and sixty-eight), 1069 (one thousand and sixty-nine), 1070 (one thousand and seventy), 1071 (one thousand and seventy-one), 1072 (one thousand and seventy-two), 1073 (one thousand and seventy-three), 1074 (one thousand and seventy-four), 1075 (one thousand and seventy-five), 1076 (one thousand and seventy-six), 1077 (one thousand and seventy-seven), 1078 (one thousand and seventy-eight), 1079 (one thousand and seventy-nine), 1080 (one thousand and eighty), 1081 (one thousand and eighty-one), 1082 (one thousand and eighty-two), 1083 (one thousand and eighty-three), 1084 (one thousand and eighty-four), 1085 (one thousand and eighty-five), 1086 (one thousand and eighty-six), 1087 (one thousand and eighty-seven), 1088 (one thousand and eighty-eight), 1089 (one thousand and eighty-nine), 1090 (one thousand and ninety), 1091 (one thousand and ninety-one), 1092 (one thousand and ninety-two), 1093 (one thousand and ninety-three), 1094 (one thousand and ninety-four), 1095 (one thousand and ninety-five), 1096 (one thousand and ninety-six), 1097 (one thousand and ninety-seven), 1098 (one thousand and ninety-eight), 1099 (one thousand and ninety-nine), 1100 (one thousand and one hundred), 1101 (one thousand and one hundred and one), 1102 (one thousand and one hundred and two), 1103 (one thousand and one hundred and three), 1104 (one thousand and one hundred and four), 1105 (one thousand and one hundred and five), 1106 (one thousand and one hundred and six), 1107 (one thousand and one hundred and seven), 1108 (one thousand and one hundred and eight), 1109 (one thousand and one hundred and nine), 1110 (one thousand and one hundred and ten), 1111 (one thousand and one hundred and eleven), 1112 (one thousand and one hundred and twelve), 1113 (one thousand and one hundred and thirteen), 1114 (one thousand and one hundred and fourteen), 1115 (one thousand and one hundred and fifteen), 1116 (one thousand and one hundred and sixteen), 1117 (one thousand and one hundred and seventeen), 1118 (one thousand and one hundred and eighteen), 1119 (one thousand and one hundred and nineteen), 1120 (one thousand and one hundred and twenty), 1121 (one thousand and one hundred and twenty-one), 1122 (one thousand and one hundred and twenty-two), 1123 (one thousand and one hundred and twenty-three), 1124 (one thousand and one hundred and twenty-four), 1125 (one thousand and one hundred and twenty-five), 1126 (one thousand and one hundred and twenty-six), 1127 (one thousand and one hundred and twenty-seven), 1128 (one thousand and one hundred and twenty-eight), 1129 (one thousand and one hundred and twenty-nine), 1130 (one thousand and one hundred and thirty), 1131 (one thousand and one hundred and thirty-one), 1132 (one thousand and one hundred and thirty-two), 1133 (one thousand and one hundred and thirty-three), 1134 (one thousand and one hundred and thirty-four), 1135 (one thousand and one hundred and thirty-five), 1136 (one thousand and one hundred and thirty-six), 1137 (one thousand and one hundred and thirty-seven), 1138 (one thousand and one hundred and thirty-eight), 1139 (one thousand and one hundred and thirty-nine), 1140 (one thousand and one hundred and forty), 1141 (one thousand and one hundred and forty-one), 1142 (one thousand and one hundred and forty-two), 1143 (one thousand and one hundred and forty-three), 1144 (one thousand and one hundred and forty-four), 1145 (one thousand and one hundred and forty-five), 1146 (one thousand and one hundred and forty-six), 1147 (one thousand and one hundred and forty-seven), 1148 (one thousand and one hundred and forty-eight), 1149 (one thousand and one hundred and forty-nine), 1150 (one thousand and one hundred and fifty), 1151 (one thousand and one hundred and fifty-one), 1152 (one thousand and one hundred and fifty-two), 1153 (one thousand and one hundred and fifty-three), 1154 (one thousand and one hundred and fifty-four), 1155 (one thousand and one hundred and fifty-five), 1156 (one thousand and one hundred and fifty-six), 1157 (one thousand and one hundred and fifty-seven), 1158 (one thousand and one hundred and fifty-eight), 1159 (one thousand and one hundred and fifty-nine), 1160 (one thousand and one hundred and sixty), 1161 (one thousand and one hundred and sixty-one), 1162 (one thousand and one hundred and sixty-two), 1163 (one thousand and one hundred and sixty-three), 1164 (one thousand and one hundred and sixty-four), 1165 (one thousand and one hundred and sixty-five), 1166 (one thousand and one hundred and sixty-six), 1167 (one thousand and one hundred and sixty-seven), 1168 (one thousand and one hundred and sixty-eight), 1169 (one thousand and one hundred and sixty-nine), 1170 (one thousand and one hundred and seventy), 1171 (one thousand and one hundred and seventy-one), 1172 (one thousand and one hundred and seventy-two), 1173 (one thousand and one hundred and seventy-three), 1174 (one thousand and one hundred and seventy-four), 1175 (one thousand and one hundred and seventy-five), 1176 (one thousand and one hundred and seventy-six), 1177 (one thousand and one hundred and seventy-seven), 1178 (one thousand and one hundred and seventy-eight), 1179 (one thousand and one hundred and seventy-nine), 1180 (one thousand and one hundred and eighty), 1181 (one thousand and one hundred and eighty-one), 1182 (one thousand and one hundred and eighty-two), 1183 (one thousand and one hundred and eighty-three), 1184 (one thousand and one hundred and eighty-four), 1185 (one thousand and one hundred and eighty-five), 1186 (one thousand and one hundred and eighty-six), 1187 (one thousand and one hundred and eighty-seven), 1188 (one thousand and one hundred and eighty-eight), 1189 (one thousand and one hundred and eighty-nine), 1190 (one thousand and one hundred and ninety), 1191 (one thousand and one hundred and ninety-one), 1192 (one thousand and one hundred and ninety-two), 1193 (one thousand and one hundred and ninety-three), 1194 (one thousand and one hundred and ninety-four), 1195 (one thousand and one hundred and ninety-five), 1196 (one thousand and one hundred and ninety-six), 1197 (one thousand and one hundred and ninety-seven), 1198 (one thousand and one hundred and ninety-eight), 1199 (one thousand and one hundred and ninety-nine), 1200 (one thousand and two hundred), 1201 (one thousand and two hundred and one), 1202 (one thousand and two hundred and two), 1203 (one thousand and two hundred and three), 1204 (one thousand and two hundred and four), 1205 (one thousand and two hundred and five), 1206 (one thousand and two hundred and six), 1207 (one thousand and two hundred and seven), 1208 (one thousand and two hundred and eight), 1209 (one thousand and two hundred and nine), 1210 (one thousand and two hundred and ten), 1211 (one thousand and two hundred and eleven), 1212 (one thousand and two hundred and twelve), 1213 (one thousand and two hundred and thirteen), 1214 (one thousand and two hundred and fourteen), 1215 (one thousand and two hundred and fifteen), 1216 (one thousand and two hundred and sixteen), 1217 (one thousand and two hundred and seventeen), 1218 (one thousand and two hundred and eighteen), 1219 (one thousand and two hundred and nineteen), 1220 (one thousand and two hundred and twenty), 1221



dred and eighty-one), 182 (one hundred and eighty-two), 183 (one hundred and eighty-three), 184 (one hundred and eighty-four), 185 (one hundred and eighty-five), 186 (one hundred and eighty-six), 187 (one hundred and eighty-seven) and 188 (one hundred and eighty-eight), as laid down in block M, on said map, and also allotted and set apart to the said defendant JAMES I. JONES, as above set forth, are collectively bounded and described as follows: Beginning at the point or corner formed by the intersection of the northerly side or line of Seventy-third street, with the easterly side or line of the First avenue, and running thence easterly along Seventy-third street three hundred and thirteen feet; thence running northerly in a line parallel with the First avenue one hundred and two feet and two inches; thence running westerly in a line parallel with Seventy-fourth street three hundred and thirteen feet to the First avenue, and thence running southerly along the First avenue one hundred and two feet and two inches to the said point or corner of beginning, together with so much of said land and premises as described in said complaint as lies within said Seventy-third street, to the extent of the one-half in width thereof, in front of and adjoining the twelve lots or parcels of land lastly above described.

The said lots or parcels numbered 207 (two hundred and seven); 208 (two hundred and eight), 209 (two hundred and nine), 210 (two hundred and ten), 211 (two hundred and eleven), 212 (two hundred and twelve), 213 (two hundred and thirteen), 214 (two hundred and fourteen), 215 (two hundred and fifteen), 216 (two hundred and sixteen), 217 (two hundred and seventeen), 218 (two hundred and eighteen), 219 (two hundred and nineteen), 220 (two hundred and twenty), 221 (two hundred and twenty-one), 222 (two hundred and twenty-two) and 223 (two hundred and twenty-three), as laid down in block O, on said map, and, also, so allotted and set apart to the said defendant JAMES I. JONES, are collectively bounded and described as follows: Beginning at the point or corner formed by the intersection of the northerly side or line of Seventy-third street, with the westerly side or line of avenue B, and running thence westerly along Seventy-third street two hundred and twenty-three feet; thence running northerly in a line parallel with avenue B one hundred and ninety-six feet and ten and one-half inches to the northeasterly boundary line of the lands described in the complaint in this action; thence running south-

James I Jones  
207, 208, 209,  
210, 211, 212,  
213, 214, 215,  
216, 217, 218,  
219, 220, 221,  
222, 223.

easterly along said boundary line, in a straight line, two hundred and twenty-six feet to avenue B, at a point which is one hundred and sixty feet and ten inches distant northerly from the said point or corner of beginning, and thence running southerly along avenue B one hundred and sixty feet and ten inches to the said point or corner of beginning, together with so much of said land and premises described in said complaint as lies within said Seventy-third street, to the extent of one-half the width thereof, and of so much of said land and premises as lies within said avenue B, in front of and adjoining the said parcels of land lastly above described, and lying between the same and the centre line of Seventy-third street and the East River to the point of intersection of the said centre line of Seventy-third street with the East River; and, also, all the water rights and right to land under the waters of the East River, lying in front of the lands and premises lastly above described and the said last mentioned portions of said avenue B and Seventy-third street.

James I Jones    The said lots or parcels, numbered 481 (four hundred and eighty-  
 481, 482, 483, one), 482 (four hundred and eighty-two), 483 (four hundred and  
 484, 485, 486, eighty-three), 484 (four hundred and eighty-four), 485 (four hun-  
 487, 488, 489, dred and eighty-five), 486 (four hundred and eighty-six), 487 (four  
 490, 491, 516, hundred and eighty-seven), 488 (four hundred and eighty-eight),  
 517, 518, 519, 520, 521, 522, 489 (four hundred and eighty-nine), 490 (four hundred and ninety),  
 523, 524, 525, 491 (four hundred and ninety-one), 516 (five hundred and sixteen),  
 526, 527, 528. 517 (five hundred and seventeen), 518 (five hundred and eighteen),  
 519 (five hundred and nineteen), 520 (five hundred and twenty),  
 521 (five hundred and twenty-one), 222 (five hundred and twenty-  
 two), 523 (five hundred and twenty-three), 524 (five hundred and  
 twenty-four), 525 (five hundred and twenty-five) 526 (five hundred  
 and twenty-six), 527 (five hundred and twenty-seven), and 528  
 (five hundred and twenty-eight), as laid down in block F, on said  
 map, and also so allotted and set apart to the said defendant,  
 JAMES I. JONES, as above set forth, are collectively bounded and  
 described as follows:—

Beginning at the point or corner formed by the intersection of  
 the northerly side or line of Sixty-ninth street with the easterly  
 side or line of Avenue A, and running thence easterly along Sixty-  
 ninth street, three hundred and twenty-three feet; thence running  
 northerly, in a line parallel with Avenue A, one hundred and forty-

nine feet and eight inches, to the northerly boundary line of the land firstly described in the complaint in this action ; thence running westerly in a line parallel with Sixty-ninth street, and along said boundary line, three hundred and twenty-three feet, to said Avenue A ; and thence running southerly along Avenue A, one hundred and forty-nine feet and eight inches to the said point or corner of beginning, together with so much of said land and premises described in said complaint as lies within said Avenue A, to the extent of one-half in width thereof, and of said Sixty-ninth street, to the extent of one-half the width thereof, in front of and adjoining the lots or parcels of land lastly above described, and lying between the same and the centre lines of said Avenue A and Sixty-ninth street respectively, to the point of intersection of said centre lines.

The said lots or parcels, numbered 424 (four hundred and twenty-four), 425 (four hundred and twenty-five), 426 (four hundred and twenty-six), 427 (four hundred and twenty-seven), 428 (four hundred and twenty-eight), 429 (four hundred and twenty-nine), 430 (four hundred and thirty), 431 (four hundred and thirty-one), and 432 (four hundred and thirty-two), as laid down in block D, on said map, and also so allotted and set apart to the said defendant JAMES I. JONES, as above set forth, are collectively bounded and described as follows :—

James I Jones  
424, 425, 426,  
427, 428, 429,  
430, 431, 432.

Beginning at the point or corner formed by the intersection of the westerly side or line of Avenue A with the northerly side or line of Seventieth street, and running thence westerly along Seventieth street two hundred and seventy-five feet ; thence running northerly, in a line parallel with Avenue A, fifty-five feet and four inches, to the northerly boundary line of land firstly described in the complaint in this action ; thence running easterly in a line parallel with Seventieth street, two hundred and seventy-five feet, to Avenue A ; and thence running southerly along Avenue A, fifty-five feet and four inches, to the said point or corner of beginning, together with so much of said land and premises described in said complaint as lies within said Seventieth street to the extent of one-half in width thereof, and within said Avenue A the whole width thereof, in front of and adjoining the lots or parcels of land lastly above described, and lying between the same and the centre line of said Seventieth

street and the easterly line of said Avenue A, to the point of intersection of the said centre line of Seventieth street with the said westerly line of Avenue A.

James I Jones

387, 388, 389,

390, 391, 392,

393, 394, 395,

396, 397, 398,

399.

The said lots or parcels, numbered 387 (three hundred and eighty-seven), 388 (three hundred and eighty-eight), 389 (three hundred and eighty-nine), 390 (three hundred and ninety), 391 (three hundred and ninety-one), 392 (three hundred and ninety-two), 393 (three hundred and ninety-three), 394 (three hundred and ninety-four), 395 (three hundred and ninety-five), 396 (three hundred and ninety-six), 397 (three hundred and ninety-seven), 398 (three hundred and ninety-eight), and 399 (three hundred and ninety-nine), as laid down in block C, on said map, and also so allotted and set apart to the said defendant JAMES I. JONES, as above set forth, are collectively bounded and described as follows :—

Beginning at the point or corner formed by the intersection of the northerly side or line of Seventieth street with the westerly side or line of First avenue, and running thence westerly along Seventieth street three hundred and twenty-five feet; thence running northerly, in a line parallel with First avenue, one hundred feet and four inches; thence running easterly, in a line parallel with Seventieth street, three hundred and twenty-five feet to the First avenue, and thence running southerly along the First avenue one hundred feet and four inches to the said point or corner of beginning, together with so much of said land and premises described in said complaint as lies within said Seventieth street, the whole width thereof, and within said First avenue, to the extent of one half the width thereof, in front of and adjoining the lots or parcels of land lastly above described, and lying between the same and the southerly side or line of said Seventieth street and the centre line of the First avenue, to the point of intersection of said southerly side or line of Seventieth street and the said centre line of the First avenue, and also the whole in width of so much of the said First avenue as lies in front of and adjoining said lots or parcels numbers 387 (three hundred and eighty-seven), and 388 (three hundred and eighty-eight), and not immediately in front of and adjoining the lots or parcels of land laid down in block D on said map as numbers 413 (four hundred and thirteen) and 414 (four hundred and fourteen.)



The said lots or parcels numbered 325 (three hundred and twenty-five), 326 (three hundred and twenty-six), 327 (three hundred and twenty-seven), 328 (three hundred and twenty-eight), 329 (three hundred and twenty-nine), 330 (three hundred and thirty), 331 (three hundred and thirty-one), 332 (three hundred and thirty-two), 333 (three hundred and thirty-three), 334 (three hundred and thirty-four), 335 (three hundred and thirty-five), and 336 (three hundred and thirty-six), as laid down in block B on said map, and also so allotted and set apart to the said defendant JAMES I. JONES as above set forth, are collectively bounded and described as follows :

Beginning at the point or corner formed by the intersection of the southerly side or line of Seventy-first street with the westerly side or line of the Second avenue, and running thence westerly along Seventy-first street three hundred feet ; thence running southerly in a line parallel with Second avenue one hundred feet and four inches ; thence running easterly in a line parallel with Seventy-first street three hundred feet to Second avenue ; and thence running northerly along the Second avenue one hundred feet and four inches to the said point or corner of beginning, together with so much of said land and premises described in said complaint as lies within said Seventy-first street, to the extent of one half in width thereof, in front of and adjoining the lots or parcels of lands lastly above described.

The lots or parcels numbered 349 (three hundred and forty-nine), 350 (three hundred and fifty), 351 (three hundred and fifty-one), 352 (three hundred and fifty-two), 353 (three hundred and fifty-three), 354 (three hundred and fifty-four), 355 (three hundred and fifty-five), 356 (three hundred and fifty-six), 357 (three hundred and fifty-seven), 358 (three hundred and fifty-eight), 359 (three hundred and fifty-nine) and 360 (three hundred and sixty), as laid down in block B on said map, and also so allotted and set apart to the said defendant JAMES I. JONES, as above set forth, are collectively bounded and described as follows :

Beginning at the point or corner formed by the intersection of the northerly side or line of Seventieth street with the easterly side or line of the Third avenue, and running thence easterly along Seventieth street three hundred and ten feet ; thence running



northerly in a line parallel with Third avenue one hundred feet and four inches ; thence running westerly in a line parallel with Seventieth street three hundred and ten feet to the Third avenue, and thence running southerly along the Third avenue one hundred feet and four inches to the said point or corner of beginning.

E. H. Pendleton, and J. I. Jones, trustee of Mrs. Pendleton, The said lots or parcels numbered 37 (thirty-seven), 38 (thirty-eight), 39 (thirty-nine), 40 (forty), 41 (forty-one), 42 (forty-two), 43 (forty-three), 44 (forty-four), 45 (forty-five), 46 (forty-six), 47 (forty-seven), and 48 (forty-eight), as laid down in block H on said map, and so allotted and set apart to the defendant, JAMES I. JONES, as trustee for defendant FRANCES M. PENDLETON, and to the defendant EDMUND H. PENDLETON, as above set forth, are collectively bounded and described as follows :

Beginning at the point or corner formed by the intersection of the northerly side or line of Seventy-fourth street, with the easterly side or line of the Third avenue, and running thence easterly along Seventy-fourth street three hundred and ten feet ; thence running northerly in a line parallel with the Third avenue one hundred and two feet and two inches ; thence running westerly in a line parallel with Seventy-fourth street three hundred and ten feet to the Third avenue ; and thence running southerly along the Third avenue one hundred and two feet and two inches to the said point or corner of beginning, together with the whole in width of said Seventy-fourth street, lying in front of and adjoining the lots or parcels of land lastly above described.

E. H. Pendleton and J. I. Jones, trustee for Mrs. Pendleton, The said lots or parcels numbered 49 (forty-nine), 50 (fifty), 51 (fifty-one), 52 (fifty-two), 53 (fifty-three), 54 (fifty-four), 55 (fifty-five), and 56 (fifty-six), as laid down in block I, on said map, and also so allotted and set apart to the said defendant, JAMES I. JONES, as trustee for defendant FRANCES M. PENDLETON, and to the defendant EDMUND H. PENDLETON, as above set forth, are collectively bounded and described as follows : Beginning at the point or corner formed by the intersection of the southerly side or line of Seventy-fifth street with the easterly side or line of the Second avenue ; and running thence southerly along the Second avenue one hundred and two feet and two inches ; thence running

easterly in a line parallel with Seventy-fifth street two hundred feet; thence running northerly in a line parallel with Second avenue one hundred feet and one inch to the northerly boundary line of the land secondly described in the complaint in this action; and thence running northwesterly along said boundary line to its intersection with the southerly line of Seventy-fifth street; and thence westerly along Seventy-fifth street two hundred feet, more or less to the said point or corner of beginning, together with so much and such portion of the land and premises secondly described in the complaint in this action as lies in front of and adjoining the lots or parcels of land lastly above described, and within the limits of said Seventy-fifth-street, as laid down on said map.

The said lots or parcels numbered 109 (one hundred and nine), 110 (one hundred and ten), 111 (one hundred and eleven), 112 (one hundred and twelve), 113 (one hundred and thirteen), 114 (one hundred and fourteen), 115 (one hundred and fifteen), 116 (one hundred and sixteen), 117 (one hundred and seventeen), 118 (one hundred and eighteen), and 119 (one hundred and nineteen), as laid down in block K on said map, and also so allotted and set apart to the defendant JAMES I. JONES, as trustee for defendant FRANCES M. PENDLETON, and to the defendant EDMUND H. PENDLETON, as above set forth, are collectively bounded and described as follows:

Beginning at the point or corner formed by the intersection of the southerly side or line of Seventy-fourth street, with the westerly side or line of First avenue, and running thence westerly along Seventy-fourth street, three hundred and twenty-five feet; thence running southerly in a line parallel with the First avenue forty-six feet and four inches; thence running easterly in a line parallel with Seventy-fourth street three hundred and twenty-five feet to the First avenue; and thence running northerly along the First avenue forty-six feet and four inches to the said point or corner of beginning, together with the one-half in width of said Seventy-fourth street and said First avenue, lying in front of and adjoining the lots or parcels of land lastly above described, and lying between the same and the centre lines of said Seventy-fourth street and First avenue, to the point of intersection of said centre lines.

E. H. Pendleton and James I. Jones, trustee for Mrs. Pendleton, 165 (one hundred and sixty-five), 166 (one hundred and sixty-six), 167 (one hundred and sixty-seven), 168 (one hundred and sixty-eight), 169 (one hundred and sixty-nine), 170 (one hundred and seventy), 171 (one hundred and seventy-one), 172 (one hundred and seventy-two), 173 (one hundred and seventy-three), 174 (one hundred and seventy-four), 175 (one hundred and seventy-five), 176 (one hundred and seventy-six,) as laid down in block M on said map, and also so allotted and set apart to the defendant JAMES I. JONES, as trustee for defendant FRANCES M. PENDLETON, and to the defendant EDMUND H. PENDLETON, as above set forth, are collectively bounded and described as follows :

Beginning at the point or corner formed by the intersection of the northerly side or line of Seventy-third street with the westerly side or line of Avenue A, and running thence westerly along Seventy-third street three hundred feet ; thence running northerly in a line parallel with Avenue A one hundred and two feet and two inches ; thence running easterly in a line parallel with Seventy-third street three hundred feet to Avenue A, and thence running southerly along Avenue A one hundred and two feet and two inches to the said point or corner of beginning, together with the whole in width of said Seventy-third street, and the one half in width of said Avenue A, lying in front of and adjoining the lots or parcels of land lastly above described, and lying between the same and the southerly line of said Seventy-third street and the centre line of Avenue A to the point of intersection of said lines.

E. H. Pendleton and James I. Jones, trustee for Mrs. Pendleton, 189 (one hundred and eighty-nine) in block N on said map, 190 (one hundred and ninety), 191 (one hundred and ninety-one), 192 (one hundred and ninety-two), 193 (one hundred and ninety-three), 194 (one hundred and ninety-four), 195 one hundred and ninety-five), 196 (one hundred and ninety-six), 197 (one hundred and ninety-seven), 198 (one hundred and ninety-eight), 199 (one hundred and ninety-nine), 200 (two hundred), and 201 (two hundred and one), as laid down in block O on said map, and also so allotted and set apart to the defendant JAMES I. JONES, as trustee for defendant FRANCES M. PENDLETON, and to the defendant EDMUND H. PENDLETON, as above set forth, are collectively bounded and described as follows :

Beginning at the point or corner formed by the intersection of

the southerly side or line of Seventy-fourth street with the easterly side or line of Avenue A, and running thence easterly along Seventy-fourth street two hundred and ninety-eight feet; thence running southerly in a line parallel with Avenue A one hundred and two feet and two inches; thence running westerly in a line parallel with Seventy-fourth street two hundred and ninety-eight feet to Avenue A; and thence running northerly along Avenue A one hundred and two feet and two inches to the point or place of beginning. Together with the one-half in width of said Avenue A, and so much of the land and premises secondly described in the complaint in this action as lie in front of and adjoining the lots or parcels of land lastly above described, and between the same and the centre line of Avenue A and the northerly boundaryline of the said land and premises secondly described in the complaint in this action, to the point of intersection of the said northerly boundary line and the said centre line of Avenue A, which said boundary line also includes said lot number 189 as laid down in block N on said map, the same beginning at the corner formed by the intersection of the easterly line of Avenue A and the northerly line of Seventy-fourth street, and thence running northerly along Avenue A one foot; thence southeasterly six feet and three inches to Seventy-fourth street; thence westerly along Seventy-fourth street six feet and two inches to the place of beginning.

The said lots or parcels numbered 251 (two hundred and fifty-one), 252 (two hundred and fifty-two), 253 (two hundred and fifty-three), 254 (two hundred and fifty-four), 255 (two hundred and fifty-five), 256 (two hundred and fifty-six), 257 (two hundred and fifty-seven), 258 (two hundred and fifty-eight), 259 (two hundred and fifty-nine), and 260 (two hundred and sixty), 275 (two hundred and seventy-five), 276 (two hundred and seventy-six), 277 (two hundred and seventy-seven), 278 (two hundred and seventy-eight), 279 (two hundred and seventy-nine), 280 (two hundred and eighty), 281 (two hundred and eighty-one), 282 (two hundred and eighty-two), 283 (two hundred and eighty-three), and 284 (two hundred and eighty-four), as laid down in block P on said map, and also so allotted and set apart to the defendant JAMES I. JONES, trustee for defendant FRANCES M. PENDLETON, and to the said defendant EDMUND H. PENDLETON, above set forth, are collectively bounded and described as follows:

E. H. Pendleton and James I. Jones, trustee for Mrs. Pendleton,  
251, 252, 253,  
254, 255, 256,  
257, 258, 259,  
260, 275, 276,  
277, 278, 279,  
280, 281, 282,  
283, 284.



Beginning at a point in the southerly side or line of Seventy-third street, which said point is one hundred and ninety-eight feet distant easterly from the point or corner formed by the intersection of the southerly side or line of Seventy-third street with the easterly side or line of Avenue A, and running thence easterly along Seventy-third street two hundred and fifty feet; thence running southerly in a line parallel with Avenue A one hundred and forty feet; thence running westerly in a line parallel with Seventy-third street two hundred and fifty feet; and thence running northerly in a line parallel with Avenue A one hundred and forty feet to the said point of beginning, together with the one-half in width of said Seventy-third street, lying in front of and adjoining the lots or parcels of land lastly above described.

Frances M.  
Pendleton,  
303, 304, 305,  
306, 307, 308,  
309, 310, 311,  
312.

The said lots or parcels numbered 303 (three hundred and three), 304 (three hundred and four), 305 (three hundred and five), 306 (three hundred and six), 307 (three hundred and seven), 308 (three hundred and eight), 309 (three hundred and nine), 310 (three hundred and ten), 311 (three hundred and eleven), and 312 (three hundred and twelve), as laid down in block A on said map, and so allotted and set apart to the defendant Frances M. Pendleton, as above set forth, are collectively bounded and described as follows :

Beginning at the point or corner formed by the intersection of the northerly side or line of Seventy first street with the westerly side or line of the Second avenue, and running thence westerly along Seventy-first street two hundred and fifty feet; thence running northerly in a line parallel with the Second avenue one hundred and two feet and two inches; thence running easterly in a line parallel with said Seventy-first street two hundred and fifty feet to the second avenue, and thence running southerly along the Second avenue one hundred and two feet and two inches to the said point or corner of beginning, together with the one-half in width of said Seventy-first street lying in front of and adjoining the lots or parcels of land lastly above described.

The said lots or parcels numbered 400 (four hundred), 401 (four



hundred and one), 402 (four hundred and two), 403 (four hundred and three), 404 (four hundred and four), 405 (four hundred and five,) 406 (four hundred and six), 407 (four hundred and seven), 408 (four hundred and eight), 409 (four hundred and nine), 410 (four hundred and ten), 411 (four hundred and eleven), and 412 (four hundred and twelve), as laid down in block C on said map, and also so set apart and allotted to the said defendant FRANCES M. PENDLETON, are collectively bounded and described as follows : Beginning at the point or corner formed by the intersection of the northerly side or line of Seventieth street with the easterly side or line of the Second avenue, and running thence easterly along Seventieth street three hundred and twenty-five feet ; thence running northerly in a line parallel with the Second avenue one hundred feet and four inches to the centre line of said block C ; thence running westerly in a line parallel with Seventieth street and along the said centre line of said block C three hundred and twenty-five feet to the Second avenue, and running thence southerly along the Second avenue one hundred feet and four inches to the said point or corner of beginning, together with the whole in width of said Seventieth street, lying in front of and adjoining the lots or parcels of land lastly above described.

The lots or parcels numbered 433 (four hundred and thirty-three), 434 (four hundred and thirty-four), 435 (four hundred and thirty-five), 436 (four hundred and thirty-six), 437 (four hundred and thirty-seven), 438 (four hundred and thirty-eight), 439 (four hundred and thirty-nine), 440 (four hundred and forty), 441 (four hundred and forty-one), 442 (four hundred and forty-two), 443 (four hundred and forty-three), 444 (four hundred and forty-four), and 445 (four hundred and forty-five), as laid down in block E on said map, and also so allotted and set apart to the said defendant FRANCES M. PENDLETON, as above set forth, are collectively bounded and described as follows : Beginning at the point or corner formed by the intersection of the southerly side or line of Seventieth street with the easterly side or line of the First avenue, and running thence easterly along Seventieth street three hundred and thirty-eight feet ; thence running southerly in a line parallel with the First avenue one hundred feet and four inches to the centre line of said block E ; thence running westerly in a line parallel with Seventieth street three hundred and thirty-eight feet to said First avenue ; and thence running northerly along the First avenue one hundred feet and four inches

to the said point or corner of beginning, together with the one-half in width of said Seventieth street lying in front of and adjoining the lots or parcels of land lastly above described to the centre of said Seventieth street, and extending westerly to the centre line of said First avenue.

Francis M.  
Pendleton,  
457, 458, 459,  
460, 461, 462,  
463, 464, 465,  
466, 467.

The said lots or parcels numbered 457 (four hundred and fifty-seven), 458 (four hundred and fifty-eight), 459 (four hundred and fifty-nine) 460 (four hundred and sixty), 461 (four hundred and sixty-one), 462 (four hundred and sixty-two), 463 (four hundred and sixty-three), 464 (four hundred and sixty-four), 465 (four hundred and sixty-five,) 466 (four hundred and sixty-six), and 467 (four hundred and sixty-seven), as laid down in block E on said map, and also so allotted and set apart to the said defendant FRANCES M. PENDLETON, as above set forth, are collectively bounded and described as follows :

Beginning at the point or corner formed by the intersection of the northerly side or line of Sixty-ninth street with the westerly side or line of avenue A, and running thence westerly along Sixty-ninth street two hundred and seventy-five feet ; thence running northerly in a line parallel with avenue A one hundred feet and four inches to the centre line of said block E ; thence running easterly in a line parallel with Sixty-ninth street, and along the said centre line of said block E two hundred and seventy-five feet to said avenue A ; and thence running southerly along said avenue A one hundred feet and four inches to the said point or corner of beginning, together with the one-half in width of said Sixty-ninth street and avenue A lying in front of and adjoining the lots or parcels of land lastly above described, and lying between the same and the said centre lines of Sixty-ninth street and avenue A to the point of intersection thereof.

Francis M.  
Pendleton,  
492, 493, 494,  
495, 496, 497,  
498, 499, 500,  
501, 502, 503,  
504, 505, 506,  
507, 508, 509,  
510, 511, 512,  
513, 514, 515.

The said lots or parcels numbered 492 (four hundred and ninety-two), 493 (four hundred and ninety-three), 494 (four hundred and ninety-four), 495 (four hundred and ninety-five), 496 (four hundred and ninety-six), 497 (four hundred and ninety-seven), 498 (four hundred and ninety-eight), 499 (four hundred and ninety-nine), 500 (five hundred), 501 (five hundred and one), 502 (five hundred and two), 503 (five hundred and three), 504 (five hundred and four), 505 (five hundred and five), 506 (five hundred and six), 507 (five hundred and seven), 508 (five hundred and eight),

509 (five hundred and nine), 510 (five hundred and ten), 511 (five hundred and eleven), 512 (five hundred and twelve), 513 (five hundred and thirteen), 514 (five hundred and fourteen), and 515 (five hundred and fifteen), as laid down in block F on said map and also so allotted and set apart to the said defendant FRANCES M. PENDLETON, as above set forth, are collectively bounded and described as follows: Beginning at the point formed by the intersection of the northerly side or line of Sixty-ninth street with the westerly side or line of the East River, and running thence westerly along Sixty-ninth street two hundred and ninety-nine feet to lot numbered 516 (five hundred and sixteen), on said map; thence running northerly in a line parallel with avenue A, as laid down on said map, one hundred and forty-nine feet and eight inches to the northerly boundary line of lands first described in the complaint in this action; thence running easterly in a line parallel with said Sixty-ninth street three hundred and twenty-six feet to the East River; and thence running southerly along the East River one hundred and fifty feet, more or less, to the said point of beginning, together with the one-half in width of said Sixty-ninth street, lying in front of and adjoining the lots or parcels of land lastly above described; and also all the water rights and right to land under the waters of the said East River lying in front of the said lands and premises lastly above described, and in front of the said last mentioned half in width of said Sixty-ninth street.

The said lot or parcel numbered 291 (two hundred and ninety-one), as laid down in block A on said map, and so allotted to the defendant WILLIAM C. SCHERMERHORN, as above set forth, is bounded and described as follows: Beginning at a point in the easterly side or line of the Third avenue, which said point is distant twenty-five feet and eight inches northerly from the corner formed by the intersection of the northerly side or line of Seventy-first street with the easterly side or line of the Third avenue, and running thence easterly and on a line parallel with Seventy-first street one hundred and ten feet; thence northerly and on a line parallel with the Third avenue twenty-five feet and six inches; thence westerly and on a line parallel with Seventy-first street one hundred and ten feet to the Third avenue; thence southerly

W. C. Scher-  
merhorn,  
291.

along the Third avenue twenty-five feet and six inches to the place of beginning.

W. C. Scher-  
merhorn,  
296, 297.

The said lots or parcels numbered 296 (two hundred and ninety-six), and 297 (two hundred and ninety-seven), as laid down on said block A on said map, and so allotted and set apart to the defendant, WILLIAM C. SCHERMERNHORN, as above set forth, are collectively bounded and described as follows: Beginning at a point on the northerly side of said Seventy-first street, which is distant one hundred and eighty-five feet easterly from the corner formed by the intersection of the easterly side of Third avenue and the northerly side of said Seventy-first street, running thence easterly along the northerly side of Seventy-first street fifty feet; thence northerly and on a line parallel with the Third avenue one hundred and two feet and two inches; thence westerly and on a line parallel with said Seventy-first street fifty feet; thence southerly on a line parallel with the Third avenue one hundred and two feet and two inches to the point or place of beginning, together with all that part or portion of the said lands and premises described in said complaint which lies within said Seventy-first street, to the extent of one-half the width thereof, immediately in front of and adjoining the said two lots or parcels lastly above described.

W. C. Scher-  
merhorn,  
340.

The said lot or parcel numbered 340 (three hundred and forty), as laid down in block B on said map and so allotted to the defendant, WILLIAM C. SCHERMERNHORN, as above set forth, is bounded and described as follows:

Beginning at the point or corner formed by the intersection of the westerly side or line of the Second avenue, with the northerly side or line of Seventieth street, and running thence westerly along Seventieth street one hundred feet; thence northerly and on a line parallel with Second avenue, twenty-five feet and one inch; thence easterly and on a line parallel with Seventieth street one hundred feet to the Second avenue; thence southerly along the Second avenue twenty-five feet and one inch to the point or place of beginning.

W. C. Scher-  
merhorn,  
345, 346.

The said lots or parcels numbered 345 (three hundred and forty-five), 346 (three hundred and forty-six), as laid down in said block



B on said map, and so allotted and set apart to the defendant, WILLIAM C. SCHERMERHORN, as above set forth, are collectively bounded and described as follows :

Beginning at a point on the northerly side of Seventieth street, distant two hundred feet westerly from the Second avenue, and running thence westerly along Seventieth street fifty feet ; thence northerly and on a line parallel with the Second avenue one hundred feet and four inches ; thence easterly and on a line parallel with Seventieth street fifty feet ; thence southerly and on a line parallel with the Second avenue one hundred feet and four inches to the point or place of beginning.

The said lot or parcel numbered 385 (three hundred and eighty-five), as laid down in said block C, on said map, and so allotted and set apart to the defendant WILLIAM C. SCHERMERHORN, as above set forth, is bounded and described as follows :

W. C. Scher-  
merhorn,  
385.

Beginning at a point on the westerly side of First avenue, which is distant fifty feet and two inches southerly from the corner formed by the intersection of the southerly side of seventy-first street, and the westerly side of the First avenue, and running thence westerly and on a line parallel with Seventy-first street one hundred feet ; thence southerly and on a line parallel with the First avenue twenty-five feet and one inch ; thence easterly and on a line parallel with Seventy-first street one hundred feet to the First avenue ; thence northerly along the First avenue twenty-five feet and one inch to the point or place of beginning, together with all that part or portion of the said land and premises described in said complaint, which lies within the First avenue, immediately in front of and opposite said lot or parcel last above described.

The said lots or parcels numbered 374 (three hundred and seventy-four), 375 (three hundred and seventy-five), 376 (three hundred and seventy-six), as laid down on said block C, on said map, and so allotted and set apart to the defendant WILLIAM C. SCHERMERHORN, as above set forth, are collectively bounded and described as follows :

W. C. Scher-  
merhorn,  
374, 375, 376

Beginning at a point on the southerly side or line of Seventy-first street, which is distant two hundred and fifty feet westerly from the corner formed by the intersection of the southerly side of



Seventy-first street and the westerly side of the First avenue, and running thence southerly and on a line parallel with the First avenue one hundred feet and four inches ; thence westerly and on a line parallel with Seventy-first street seventy-five feet ; thence northerly and on a line parallel with the First avenue one hundred feet and four inches to Seventy-first street ; thence easterly along Seventy-first street seventy-five feet to the place of beginning, together with all the said land and premises described in said complaint which lies within said Seventy-first street, immediately in front of and adjoining the said three lots or parcels last above described.

W. C. Scher-  
merhorn,  
455.

The said lot or parcel numbered 455 (four hundred and fifty-five), as laid down on said block E on said map, and so allotted and set apart to the defendant WILLIAM C. SCHERMERHORN, as above set forth, is bounded and described as follows :

Beginning at a point on the westerly side or line of Avenue A, which is distant fifty feet and two inches southerly from the corner formed by the intersection of the southerly line of Seventieth street and the westerly line of Avenue A, and running thence westerly and on a line parallel with Seventieth street one hundred feet ; thence southerly and on a line parallel with Avenue A twenty-five feet and one inch ; thence easterly and on a line parallel with Seventieth street one hundred feet to Avenue A ; thence northerly and along Avenue A twenty-five feet and one inch to the point or place of beginning, together with all that part or portion of said land and premises described in said complaint which lies within said Avenue A to the extent of one-half the width of said Avenue A immediately in front of and adjoining the said lot of land so as last above described.

W. C. Scher-  
merhorn,  
448, 449.

The said lots or parcels numbered 448 (four hundred and forty-eight) and 449 (four hundred and forty-nine), as laid down in said block E on said map, and so allotted and set apart to the defendant WILLIAM C. SCHERMERHORN as above set forth, are bounded and described as follows :

Beginning at a point on the southerly side of said Seventieth street, which is distant one hundred and seventy-five feet westerly from said Avenue A, and running thence southerly and on a line parallel with Avenue A one hundred feet and four inches ; thence westerly and on a line par-

allel with Seventieth street fifty feet; thence northerly and on a line parallel with Avenue A one hundred feet and four inches; thence easterly along said Seventeenth street fifty feet to the point or place of beginning, together with all that part or portion of the said lands and premises described in said complaint which lies within said Seventieth street to the extent of one-half the width thereof, immediately in front of and adjoining the said two lots or parcels lastly above described.

The said lot or parcel numbered 530 (five hundred and thirty), as laid down in block G on said map, and so allotted to the defendant, WILLIAM C. SCHERMERHORN as above set forth, is bounded and described as follows:

W. C. Scher-  
merhorn,  
530.

Beginning at a point on the easterly side of Avenue A, which is distant twenty-five feet and one inch southerly from the corner formed by the intersection of the southerly side of Sixty-ninth street and the easterly side of said Avenue A, and running thence easterly and on a line parallel with said Sixty-ninth street, ninety-eight feet, running thence southerly and on a line parallel with Avenue A twenty-five feet and one inch; thence westerly and on a line parallel with Sixty-ninth street ninety-eight feet to said Avenue A, and running thence northerly along said Avenue A twenty-five feet and one inch to the point or place of beginning.

The said lots or parcels numbered 538 (five hundred and thirty-eight) and 539 (five hundred and thirty-nine), as laid down in block G on said map and so allotted and set apart to the defendant WILLIAM C. SCHERMERHORN as above set forth, are collectively bounded and described as follows:

W. C. Scher-  
merhorn,  
538, 539.

Beginning at a point on the southerly side of Sixty-ninth street, which is distant two hundred and twenty-three feet easterly from the corner formed by the intersection of the easterly side of said Avenue A and the southerly side of said Sixty-ninth street, and running thence southerly and on a line parallel with said Avenue A one hundred feet and four inches, and running thence easterly and on a line parallel with said Sixty-ninth street fifty feet; and running thence northerly and on a line parallel with said Avenue A, one hundred feet and four inches to Sixty-ninth street, and running thence westerly and along said Sixty-ninth street fifty feet, to the point or place of beginning, together with all that part or portion of said lands and premises described in said complaint which lies within

said Sixty-ninth street, to the extent of one-half in width thereof, immediately in front of and adjoining the said lots or parcels last above described.

W. C. Scher-  
merhorn,  
27.

The said lot or parcel numbered 27 (twenty-seven) and laid down in block H on said map, and so allotted and set apart to the defendant WILLIAM C. SCHERMERHORN as above set forth, is bounded and described as follows :

Beginning at a point on the westerly side of the Second avenue, which is distant twenty-five feet and eight inches northerly from the corner formed by the intersection of the westerly side of the Second avenue and the northerly side of Seventy-fourth street, and running thence westerly on a line parallel with said Seventy-fourth street one hundred feet ; thence northerly on a line parallel with the Second avenue twenty-five feet six inches ; thence easterly and on a line parallel with said Seventy-fourth street one hundred feet to the said Second avenue, and thence southerly along said Second avenue twenty-five feet and six inches to the place of beginning.

W. C. Scher-  
merhorn,  
85, 36.

The said two lots or parcels numbered 35 (thirty-five) and 36 (thirty-six) laid down in block H on said map, and so allotted and set apart to said defendant WILLIAM C. SCHERMERHORN as above set forth, are bounded and described as follows :

Beginning at a point on the northerly side of Seventy-fourth street, which is distant two hundred and fifty feet westerly from the corner formed by the intersection of the westerly side of said Second avenue and the northerly side of said Seventy-fourth street, and running thence westerly along the said northerly side of Seventy-fourth street fifty feet ; thence northerly and on a line parallel with said Second avenue one hundred and two feet and two inches ; thence easterly and on a line parallel with said Seventy-fourth street fifty feet, and thence southerly on a line parallel with said Second avenue one hundred and two feet and two inches to the place of beginning, together with all that part of said lands and premises described in said complaint which lies within said Seventy-fourth street immediately opposite to and adjoining said two lots or parcels last above described.

W. C. Scher-  
merhorn,  
73.

The said lot or parcel numbered 73 (seventy-three), laid down on block I on said map, and so allotted and set apart to the defendant WILLIAM C. SCHERMERHORN as above set forth, is bounded and described as follows :

Beginning at a point on the westerly side of said First avenue, which is distant fifty-one feet and two inches from the corner formed by the intersection of the northerly side of said Seventy-fourth street and the westerly side of said First avenue, and running thence westerly and on a line parallel with said Seventy-fourth street one hundred feet; thence northerly and on a line parallel with the said First avenue twenty-five feet and six inches; thence easterly and on a line parallel with said Seventy-fourth street one hundred feet to the First avenue, and thence southerly along said First avenue twenty-five feet and six inches to the place of beginning, together with that part or portion of the land and premises described in said complaint which lies within said First avenue, to the extent of one-half the width thereof, which is adjoining and immediately opposite the said lot or parcel last above described.

The said lots or parcels numbered 81 (eighty-one), 82 (eighty-two), 64 (sixty-four) and 65 (sixty-five) on said block I on said map and so allotted and set apart to the defendant WILLIAM C. SCHERMERHORN as above set forth, are collectively bounded and described as follows:

Beginning at a point on the northerly side of said Seventy-fourth street, which is distant two hundred and thirty-five feet westerly from the corner formed by the intersection of the westerly side of the First avenue and the northerly side of said Seventy-fourth street, and thence running westerly along Seventy-fourth street fifty feet; thence northerly and on a line parallel with said First avenue one hundred and seventy-three feet and four inches and one-half of an inch to the northern boundary line of the land secondly described in said complaint; thence southeasterly along said boundary line fifty feet and eight inches to a point distant one hundred and sixty-five feet one and a half inches northerly from said Seventy-fourth street, and thence southerly and on a line parallel with said First avenue one hundred and sixty-five feet one and a half inches to the place of beginning, together with all that part or portion of said land and premises described in said complaint which lies within said Seventy-fourth street, to the extent of one-half in width thereof, immediately in front of and adjoining the said lots or parcels last above described.

The said lots or parcels numbered 142 (one hundred and forty-two) and 143 (one hundred and forty-three) in said block M on said map, and so allotted and set apart to the defendant WILLIAM C. SCHERMERHORN, 142, 143



C. SCHERMERHORN, as above set forth, are collectively bounded and described as follows: Beginning at a point on the easterly side of said First avenue, which is distant twenty-five feet and eight inches southerly from the corner formed by the intersection of the easterly side of the said First avenue and the southerly side of said Seventy-fourth street, and thence running easterly and on a line parallel with said Seventy-fourth street one hundred and thirteen feet; and thence southerly and on a line parallel with said First avenue fifty-one feet; and thence westerly and on a line parallel with said Seventy-fourth street one hundred and thirteen feet to the First avenue; and thence northerly along said First avenue fifty-one feet to the place of beginning; together with all that part or portion of said lands and premises described in said complaint which lies within said First avenue and which is adjoining and immediately opposite the said lot or parcel No. one hundred and forty-two so as last above described.

W. C. Scher-  
merhorn,  
147

The said lot or parcel numbered 147 (one hundred and forty-seven) in said block M as laid down on said map, and so allotted and set apart to the defendant WILLIAM C. SCHERMERHORN, as, above set forth, is bounded and described as follows: Beginning at a point on the southerly side of said Seventy-fourth street which is distant one hundred and sixty-three feet easterly from the corner formed by the intersection of the easterly side of said First avenue and the southerly side of said Seventy-fourth street; and thence running southerly and on a line parallel with said First avenue one hundred and two feet and two inches; thence easterly and on a line parallel with said Seventy-fourth street twenty-five feet; and running thence northerly and on a line parallel with said First avenue one hundred and two feet and two inches; thence westerly along said Seventy-fourth street twenty-five feet to the place of beginning; together with all that part or portion of said land and premises described in said complaint which lies within said Seventy-fourth street to the extent of one-half the width thereof immediately in front of and adjoining the said lot or parcel last above described.

W. C. Scher-  
merhorn,  
238

The said lot or parcel numbered 238 (two hundred and thirty-eight) as laid down in said block O on said map, and so allotted and set apart to the defendant WILLIAM C. SCHERMERHORN, as above set forth, is bounded and described as follows: Beginning at a point on the easterly side of said avenue A, which is distant fifty-one feet and two inches northerly from the corner formed by



the intersection of the northerly side of said Seventy-third street and the easterly side of said avenue A ; and thence running easterly and on a line parallel with said Seventy-third street ninety-eight feet ; thence northerly and on a line parallel with said avenue A twenty-five feet and six inches ; thence westerly and on a line parallel with said Seventy-third street ninety-eight feet to said avenue A ; and running thence southerly along said avenue A twenty-five feet and six inches to the point or place of beginning ; together with all that part or portion of said land and premises described in said complaint which lies within said avenue A, to the extent of one-half the width thereof, and which is adjoining and immediately opposite the said lot or parcel last above described.

The said lots or parcels numbered 232 (two hundred and thirty-two) and 231 (two hundred and thirty-one) as laid down in said block O on said map, and so allotted and set apart to the defendant WILLIAM C. SCHERMERHORN, as above set forth, are collectively bounded and described as follows : Beginning at a point on the northerly side of said Seventy-third street, which is distant one hundred and ninety-eight feet easterly from the corner formed by the intersection of the easterly side of said avenue A and the northerly side of said Seventy-third street, and thence running northerly and on a line parallel with said avenue A one hundred and two feet and two inches ; thence easterly and on a line parallel with said Seventy-third street fifty feet ; thence southerly and on a line parallel with said avenue A one hundred and two feet and two inches to said Seventy-third street ; thence westerly and along said Seventy-third street fifty feet to the point or place of beginning ; together with all that part or portion of said lands and premises described in said complaint which lies within said Seventy-third street to the extent of one-half the width thereof immediately in front of and adjoining the said lots or parcels last above described.

W. C. Scher-  
merhorn.  
232, 231

The said lots or parcels numbered 265 (two hundred and sixty-five), 264 (two hundred and sixty-four), 271 (two hundred and seventy-one) as laid down in said block P on said map, and so allotted and set apart to the defendant WILLIAM C. SCHERMERHORN, as above set forth, are collectively bounded and described as follows : Beginning at a point or corner formed by the intersection of the

W. C. Scher-  
merhorn,  
265, 264, 271

southerly side of Seventy-third street and the westerly side of avenue B, and running thence southerly along avenue B twenty-five feet and eight inches; thence westerly and on a line parallel with said Seventy-third street ninety-eight feet; thence southerly and on a line parallel with said avenue B one hundred and fourteen feet and four inches; thence westerly and on a line parallel with said Seventy-third street twenty-five feet; thence northerly and on a line parallel with said avenue B one hundred and forty feet to said Seventy-third street; thence easterly and along said Seventy-third street one hundred and twenty-three feet to the point or place of beginning; together with all that part or portion of said land and premises described in said complaint which lies within said Seventy-third street, to the extent of one-half in width thereof, immediately in front of and adjoining said lots or parcels last above described; and also all that portion of said land and premises described in said complaint which lies within said avenue B, and which is adjoining and immediately opposite said lot number two hundred and sixty-five; and also all that portion of said land and premises described in said complaint which is contained within and between a line drawn through the centre of said Seventy-third street to the East River and the extension of the southerly line of said Seventy-third street to said river, and the westerly line of said avenue B extended across said Seventy-third street and said river; and together with all the water rights and the right to lands under the waters of the East River in front of and adjoining the lands and premises last above described.

John J. Scher-  
merhorn,  
290.

The said lot or parcel numbered 290 (two hundred and ninety), as laid down in block "A" on said map, and so allotted and set apart to the defendant, JOHN JONES SCHERMERHORN, as above set forth, is bounded and described as follows: Beginning at a point on the easterly side or line of the Third avenue which is distant fifty-one feet and two inches northerly from the corner formed by the intersection of the easterly side or line of the Third avenue and the northerly side or line of Seventy-first street, and running thence easterly in a line parallel with Seventy-first street one hundred and ten feet; thence running northerly and in a line parallel with the Third avenue twenty-five feet and six

inches; thence running westerly and in a line parallel with Seventy-first street one hundred and ten feet to the Third avenue, and thence running southerly along the Third avenue twenty-five feet and six inches to the point or place of beginning.

The said lots or parcels numbered 298 (two hundred and ninety-eight), 299 (two hundred and ninety-nine), and 300 (three hundred), as laid down in said block "A" on said map, and also so allotted and set apart to the said defendant, JOHN JONES SCHERMERHORN, as above set forth, are collectively bounded and described as follows: Beginning at a point on the northerly side or line of Seventy-first street which is distant two hundred and thirty-five feet easterly from the corner formed by the intersection of the easterly side or line of the Third avenue with the northerly side or line of Seventy-first street, and running thence northerly in a line parallel with the Third avenue one hundred and two feet and two inches; thence running easterly in a line parallel with said Seventy-first street seventy-five feet; thence running southerly in a line parallel with the Third avenue one hundred and two feet and two inches to the said Seventy-first street, and thence running westerly along the said Seventy-first street seventy-five feet to the point or place of beginning; together with the one-half in width of said Seventy-first street, lying immediately in front of and adjoining the said three lots or parcels of land lastly above described.

The said lot or parcel numbered 338 (three hundred and thirty-eight), as laid down in block B on said map, and also so allotted and set apart to the said defendant JOHN JONES SCHERMERHORN, as above set forth, is bounded and described as follows: Beginning at a point on the westerly side or line of the Second avenue which is distant fifty feet and two inches northerly from the corner formed by the intersection of the westerly line or side of the Second avenue with the northerly side or line of Seventieth street, and running thence westerly in a line parallel with said Seventieth street one hundred feet; thence running northerly in a line parallel with said Second avenue twenty-five feet and one inch; thence running easterly in a line parallel with said Seventieth street one hundred feet to the Second avenue, and thence running southerly along the said Second avenue twenty-five feet and one inch to the point or place of beginning.

John J. Scher-  
merhorn,  
343, 344

The said lots or parcels numbered 343 (three hundred and forty-three) and 344 (three hundred and forty-four), as laid down in said block B on said map, and also so allotted and set apart to the said defendant, JOHN JONES SCHERMERHORN, as above set forth, are collectively bounded and described as follows: Beginning at a point on the northerly line or side of Seventieth street which is distant one hundred and fifty feet westerly from the corner formed by the intersection of the northerly side or line of said Seventieth street with the westerly side or line of the Second avenue, and running thence northerly in a line parallel with the said Second avenue one hundred feet and four inches; thence running westerly in a line parallel with said Seventieth street fifty feet; thence running southerly in a line parallel with the said Second avenue one hundred feet and four inches to said Seventieth street, and thence running easterly along said Seventieth street fifty feet to the point or place of beginning.

John J. Scher-  
merhorn,  
381, 382, 383,

The said lots or parcels numbered 381 (three hundred and eighty-one), 382 (three hundred and eighty-two) and 383 (three hundred and eighty-three), as laid down in said block "C" on said map, and also so allotted and set apart to the said defendant JOHN JONES SCHERMERHORN, as above set forth, are collectively bounded and described as follows: Beginning at the point or corner formed by the intersection of the westerly side or line of the First avenue with the southerly line or side of Seventy-first street, and running thence westerly along said Seventy-first street one hundred and fifty feet; thence running southerly on a line parallel with the First avenue one hundred feet and four inches; thence running easterly on a line parallel with Seventy-first street fifty feet; thence running northerly on a line parallel with the First avenue seventy-five feet and three inches; thence easterly on a line parallel with Seventy-first street one hundred feet to the First avenue, and thence running northerly along the First avenue twenty-five feet and one inch to the point or place of beginning; together with all those parts or portions of said lands and premises described in said complaint which lie within said Seventy-first street and the said First avenue immediately in front of or by the side of and adjoining the said three lots of land last above described, and also so much of said Seventy-first street and the First avenue as is contained within the four lines by which said street and avenue intersect each other.



The said lots or parcels numbered 450 (four hundred and fifty) and 451 (four hundred and fifty-one), as laid down in said block E, on said map; and also so allotted and set apart to said defendant JOHN JONES SCHERMERHORN, as above set forth, are collectively bounded and described as follows: Beginning at a point on the southerly side or line of Seventieth street, which is distant one hundred and twenty-five feet westerly from the corner formed by the intersection of the southerly side or line of said Seventieth street, with the westerly side or line of avenue A, and running thence southerly on a line parallel with avenue A one hundred feet and four inches; thence running westerly on a line parallel with Seventieth street fifty feet; thence running northerly on a line parallel with avenue A one hundred feet and four inches to Seventieth street, and thence running easterly along Seventieth street fifty feet to the point or place of beginning, together with the one-half in width of said Seventieth street, lying immediately in front of and adjoining said two lots or parcels of land lastly above described.

John J. Scher-  
merhorn,  
450, 451

The said lot or parcel numbered 456 (four hundred and fifty-six), as laid down in block E, on said map, and also so allotted and set apart to the said defendant JOHN JONES SCHERMERHORN, as above set forth, is bounded and described as follows: Beginning at a point on the westerly side or line of avenue A, which is distant seventy-five feet and three inches southerly from the corner formed by the intersection of the westerly side or line of said avenue A with the southerly side or line of said Seventieth street, and running thence westerly on a line parallel with Seventieth street one hundred feet; thence southerly on a line parallel with avenue A twenty-five feet and one inch; thence running easterly on a line parallel with Seventieth street one hundred feet to avenue A, and thence running northerly along avenue A twenty-five feet and one inch to the point or place of beginning, together with the one-half in width of said avenue A, lying immediately in front of and adjoining the said lot or parcel of land lastly above described.

John J. Scher-  
merhorn,  
456

The said lot or parcel numbered 531 (five hundred and thirty-one), as laid down in block G, on said map, and so allotted and set apart to the said defendant JOHN JONES SCHERMERHORN, as above set forth, is bounded and described as follows: Beginning at a

John J. Scher-  
merhorn,  
531



point on the easterly side or line of avenue A, which is distant fifty feet and two inches southerly from the corner formed by the intersection of the southerly line of Sixty-ninth street with the easterly line of avenue A, and running thence easterly on a line parallel with Sixty-ninth street ninety-eight feet; thence running southerly on a line parallel with avenue A twenty-five feet and one inch; thence running westerly on a line parallel with Sixty-ninth street ninety-eight feet to avenue A, and thence running northerly along avenue A twenty-five feet and one inch to the point or place of beginning.

John J. Schermerhorn,  
536, 537

The said lots or parcels numbered 536 (five hundred and thirty-six) and 537 (five hundred and thirty-seven), as laid down on said block G on said map, and also so allotted and set apart to the said defendant JOHN JONES SCHERMERHORN, as above set forth, are collectively bounded and described as follows: Beginning at a point on the southerly side or line of Sixty-ninth street, which is distant one hundred and seventy-three feet easterly from the corner formed by the intersection of the southerly side or line of Sixty-ninth street, with the easterly side or line of avenue A, and running thence southerly on a line parallel with avenue A one hundred feet and four inches; thence running easterly on a line parallel with Sixty-ninth street fifty feet; thence running northerly on a line parallel with avenue A one hundred feet and four inches to Sixty-ninth street, and thence running westerly along Sixty-ninth street fifty feet to the point or place of beginning, together with the one-half in width of said Sixty-ninth street, lying immediately in front of and adjoining the said two lots or parcels of land lastly above described.

John J. Schermerhorn,  
26

The said lot or parcel numbered 26 (twenty-six), as laid down in said block H on said map, and also so allotted and set apart to the said defendant JOHN JONES SCHERMERHORN, as above set forth, is bounded and described as follows: Beginning at a point on the westerly side or line of the Second avenue, which is distant fifty-one feet and two inches northerly from the corner formed by the intersection of the northerly side or line of Seventy-fourth street with the westerly side or line of the Second avenue, and running thence westerly on a line parallel with Seventy-fourth street one hundred feet; thence running northerly on a line parallel with Second avenue twenty-five feet and six inches; thence

running easterly on a line parallel with Seventy-fourth street one hundred feet to the Second avenue; and thence running southerly along the Second avenue twenty-five feet and six inches to the point or place of beginning.

The said lots or parcels numbered 33 (thirty-three) and 34 (thirty-four), as laid down in said block H on said map, and also so allotted and set apart to the said defendant JOHN JONES SCHERMERHORN, as above set forth, are collectively bounded and described as follows: Beginning at a point on the northerly side or line of Seventy-fourth street, which is distant two hundred feet westerly from the corner formed by the intersection of the northerly side or line of Seventy-fourth street with the westerly side or line of the Second avenue, and running thence northerly on a line parallel with the Second avenue one hundred and two feet and two inches; thence running westerly on a line parallel with Seventy-fourth street fifty feet; thence running southerly on a line parallel with Second avenue one hundred and two feet and two inches to Seventy-fourth street; and thence running easterly along Seventy-fourth street fifty feet to the point or place of beginning, together with the whole in width of said Seventy-fourth street lying immediately in front of and adjoining the said two lots or parcels of land lastly above described to the southerly side or line of said Seventy-fourth street.

The said lots or parcels numbered 70 (seventy), 74 (seventy-four), 75 (seventy-five), and 76 (seventy-six), as laid down in block I on said map, and also so allotted and set apart to the said defendant JOHN JONES SCHERMERHORN, as above set forth are collectively bounded and described as follows: Beginning at the point or corner formed by the intersection of the northerly side or line of Seventy-fourth street with the westerly side or line of the First avenue, and running thence northerly along the First avenue fifty-one feet and two inches; thence running westerly on a line parallel with Seventy-fourth street one hundred feet; thence running northerly on a line parallel with the First avenue ninety-three feet and four inches to the northeasterly boundary line of the lands secondly described in the complaint in this action; thence running northwesterly along said boundary line in a straight line twenty-five feet and four inches; thence running southerly on a line parallel with the First avenue one hundred and forty-eight

feet and seven and a-half inches to Seventy-fourth street; and thence running easterly along Seventy-fourth street one hundred and twenty-five feet to the point or place of beginning; together with the one-half in width of said Seventy-fourth street and of the First avenue lying immediately in front of and adjoining the said lots or parcels of land numbered 74 (seventy-four), 75 (seventy-five) and 76 (seventy-six) on said map, and lying between the same and the centre lines of the said First avenue and Seventy-fourth street, respectively, to the point of intersection of said centre lines.

John J. Schermerhorn,  
148, 149, 150.

The said lots or parcels numbered 148 (one hundred and forty-eight), 149 (one hundred and forty-nine) and 150 (one hundred and fifty), as laid down in block M on said map and also as so allotted and set apart to the said defendant JOHN JONES SCHERMERHORN, as above set forth, are collectively bounded and described as follows: Beginning at a point on the southerly side of Seventy-fourth street, which is distant one hundred and eighty-eight feet easterly from the corner formed by the intersection of the southerly side or line of Seventy-fourth street with the easterly side or line of the First avenue, and running thence southerly on a line parallel with the First avenue one hundred and two feet and two inches; thence running easterly on a line parallel with Seventy-fourth street seventy-five feet; thence running northerly on a line parallel with the First avenue one hundred and two feet and two inches to Seventy-fourth street; and thence running westerly along the said Seventy-fourth street seventy-five feet to the point or place of beginning, together with the one-half in width of said Seventy-fourth street lying immediately in front of and adjoining said three lots or parcels of land lastly above described, to the centre thereof.

John J. Schermerhorn,  
237.

The said lot or parcel numbered 237 (two hundred and thirty-seven), as laid down in said block O on said map, and also so allotted and set apart to the said defendant JOHN JONES SCHERMERHORN, as above set forth, is bounded and described as follows: Beginning at a point on the easterly side or line of avenue A, which is distant seventy-six feet and eight inches northerly from the corner formed by the intersection of the easterly side or line of avenue A with the northerly side or line of Seventy-third

street, and running thence easterly on a line parallel with Seventy-third street ninety-eight feet; thence running northerly on a line parallel with avenue A twenty-five feet and six inches; thence running westerly on a line parallel with Seventy-third street ninety-eight feet to avenue A; and thence running southerly along avenue A twenty-five feet and six inches to the point or place of beginning, together with the one-half in width of said avenue A lying immediately in front of and adjoining said lot or parcel of land lastly above described.

The said lots or parcels numbered 234 (two hundred and thirty-four), and 235 (two hundred and thirty-five), as laid down in said block O on said map, and also so allotted and set apart to the said defendant, JOHN JONES SCHERMERHORN, as above set forth, are collectively bounded and described as follows: Beginning at a point on the northerly side or line of Seventy-third street, which is distant one hundred and twenty-three feet easterly from the corner formed by the intersection of the northerly side or line of Seventy-third street with the easterly side or line of Avenue A, and running thence northerly on a line parallel with Avenue A one hundred and two feet and two inches; thence running easterly on a line parallel with Seventy-third street fifty feet; thence running southerly on a line parallel with Avenue A one hundred and two feet and two inches to Seventy-third street, and thence running westerly along Seventy-third street fifty feet to the point or place of beginning, together with the one-half in width of said Seventy-third street lying immediately in front of and adjoining said two lots or parcels of land lastly above described.

John J. Schermerhorn.  
234, 235.

The said lots or parcels numbered 263 (two hundred and sixty-three), and 272 (two hundred and seventy-two), as laid down in said block P on said map, and also so allotted and set apart to the said defendant JOHN JONES SCHERMERHORN, as above set forth, are collectively bounded and described as follows: Beginning at a point on the southerly side of Seventy-third street, which is distant one hundred and twenty-three feet westerly from the corner formed by the intersection of the southerly side or line of Seventy-third street with the westerly side or line of Avenue B, and running thence southerly on a line parallel with Avenue B one hundred and forty feet thence running westerly on a line parallel with Seventy-third

John J. Schermerhorn,  
263, 272.



street twenty-five feet ; thence running northerly on a line parallel with Avenue B one hundred and forty feet to the said Seventy-third street, and thence running easterly along Seventy-third street twenty-five feet to the point or place of beginning, together with the one-half in width of said Seventy-third street lying immediately in front of and adjoining said lots or parcels of land lastly above described.

John J. Schermerhorn,  
269, 270.

The said lots or parcels numbered 269 (two hundred and sixty-nine), and 270 (two hundred and seventy), as laid down in said block P on said map, and also so allotted and set apart to the said defendant JOHN JONES SCHERMERHORN, as above set forth, are collectively bounded and described as follows : Beginning at a point on the westerly side or line of the Avenue B, which is distant one hundred and two feet and two inches southerly from the corner formed by the intersection of the westerly line or side of Avenue B, with the southerly side or line of Seventy-third street, and running thence westerly on a line parallel with Seventy-third street ninety-eight feet ; thence running southerly on a line parallel with Avenue B thirty-seven feet and ten inches ; thence running easterly on a line parallel with Seventy-third street ninety-eight feet to the said Avenue B, and thence running northerly along the said Avenue B thirty-seven feet and ten inches to the point or place of beginning, together with the whole of Avenue B lying immediately in front of and adjoining the two lots or parcels of land lastly above described and between the same and the East River, and also all the water rights and right to land under the waters of the East River lying in front of the lands and premises lastly above described, and the said last mentioned portion of said Avenue B.

Ellen Schermerhorn, H.A. Schermerhorn & F. A. Schermerhorn,  
289, 293, 294,  
295.

The said lots or parcels numbered 289 (two hundred and eighty-nine), 293 (two hundred and ninety-three), 294 (two hundred and ninety-four), and 295 (two hundred and ninety-five), as laid down in block A on said map, and so allotted and set apart to the defendants ELLEN SCHEMERHORN, HENRY A. SCHEMERHORN, and FREDERICK A. SCHEMERHORN, as above set forth, are collectively bounded and described as follows : Beginning at a point on the

easterly side or line of the Third avenue which is distant seventy-six feet eight inches northerly from the corner formed by the intersection of the northerly side or line of Seventy-first street with the easterly side or line of the Third avenue, and running thence easterly on a line parallel with Seventy-first street one hundred and ten feet; thence running southerly on a line parallel with the Third avenue Seventy-six feet and eight inches to Seventy-first street; thence running easterly along Seventy-first street seventy-five feet; thence running northerly on a line parallel with the Third avenue one hundred and two feet and two inches; thence running westerly on a line parallel with Seventy-first street one hundred and eighty-five feet to the Third avenue, and thence running southerly along the Third avenue twenty-five feet and six inches to the point or place of beginning, together with the one-half in width of said Seventy-first street, lying immediately in front of and adjoining the said lots or parcels of land numbered 293 (two hundred and ninety-three), 294 (two hundred and ninety-four), and 295 (two hundred and ninety-five), on said map.

The said lots or parcels numbered 339 (three hundred and thirty-nine), 341 (three hundred and forty one), and 342 (three hundred and forty-two), as laid down in block B on said map, and also so allotted and set apart to the said defendants ELLEN SCHERMERHORN, HENRY A. SCHEMERHORN, and FREDERICK A. SCHERMERHORN, as above set forth, are collectively bounded and described as follows: Beginning at a point on the westerly side or line of the Second avenue which is distant twenty-five feet and one inch northerly from the corner formed by the intersection of the northerly side or line of Seventieth street with the westerly side or line of the Second avenue, and running thence westerly on a line parallel with Seventieth street one hundred feet; thence southerly on a line parallel with the Second avenue twenty-five feet and one inch to Seventieth street; thence running westerly along Seventieth street fifty feet, thence running northerly on a line parallel with the Second avenue one hundred feet and four inches; thence running easterly on a line parallel with Seventieth street fifty feet; thence running southerly on a line parallel with the Second avenue fifty feet and two inches; thence running easterly on a line parallel with Seventieth street one hundred feet to the Second avenue, and thence southerly along the Second avenue twenty-five feet and one inch to the point or place of beginning.

Ellen Schermerhorn, H. A. Schermerhorn & F. A. Schermerhorn,  
339, 341, 342.

Ellen Scher-  
merhorn, H.A.  
Schermerhorn  
& F. A. Scher-  
merhorn,  
386.

The said lot or parcel numbered 386 (three hundred and eighty-six), as laid down in block C on said map, and also so allotted and set apart to the said defendants ELLEN SCHERMERHORN, HENRY A. SCHERMERHORN, and FREDERICK A. SCHERMERHORN as above set forth, is bounded and described as follows: Beginning at a point on the westerly line or side of the First avenue which is distant seventy-five feet three inches southerly from the corner formed by the intersection of the southerly line or side of Seventy-first street with the westerly line or side of the First avenue, and running thence westerly on a line parallel with Seventy-first street one hundred feet; thence running southerly on a parallel line with the First avenue twenty-five feet and one inch; thence easterly on a line parallel with Seventy-first street one hundred feet to the First avenue, and thence running northerly along the First avenue twenty-five feet and one inch to the point or place of beginning, together with the whole in width of the said First avenue lying immediately in front of and adjoining the said lot or parcel of land lastly above described to the easterly line or side of the said First avenue.

Ellen Scher-  
merhorn, H.A.  
Schermerhorn  
& F. A. Scher-  
merhorn,  
379, 380.

The said lots or parcels numbered 379 (three hundred and seventy-nine), and 380 (three hundred and eighty), as laid down in said block C on said map, and also, so allotted and set apart to the defendants ELLEN SCHERMERHORN, HENRY A. SCHERMERHORN, and FREDERICK A. SCHERMERHORN, as above set forth, are collectively bounded and described as follows: Beginning at a point on the southerly side or line of Seventy-first street which is distant one hundred and fifty feet westerly from the corner formed by the intersection of the Southerly side or line of Seventy-first street with the westerly side or line of the First avenue, and running thence southerly on a line parallel with the First avenue one hundred feet and four inches; thence westerly on a line parallel with Seventy-first street fifty feet; thence northerly on a line parallel with the First avenue one hundred feet and four inches to Seventy-first street, and thence running easterly along Seventy-first street fifty feet to the point or place of beginning, together with the whole in width of said Seventy-first street lying immediately in front of and adjoining said two lots or parcels of land lastly above described to the northerly side or line of said street.

The said lots or parcels numbered 452 (four hundred and fifty-

two) and 453 (four hundred and fifty-three), as laid down in block E on said map, and also so allotted and set apart to the said defendants ELLEN SCHERMERHORN, HENRY A. SCHERMERHORN and FREDERICK A. SCHERMERHORN, as above set forth, are collectively bounded and described as follows: Beginning at the point or corner formed by the intersection of the westerly side or line of the avenue A with the southerly side or line of Seventieth street, and running thence westerly along Seventieth street one hundred and twenty-five feet; thence running southerly on a line parallel with avenue A one hundred feet and four inches; thence running easterly on a line parallel with Seventieth street twenty-five feet; thence running northerly on a line parallel with avenue A seventy-five feet and three inches; thence running easterly on a line parallel with Seventieth street one hundred feet to avenue A, and thence running northerly along avenue A twenty-five feet and one inch to the point or place of beginning, together with the one-half in width of the said Seventieth street, and the whole in width of the said avenue A lying immediately in front of and adjoining the two lots or parcels of land lastly above described, and lying between the same and the centre line of said Seventieth street and the easterly side or line of avenue A, to the point of intersection of said centre line of Seventieth street with the said easterly side or line of avenue A.

Ellen Schermerhorn, H. A. Schermerhorn & F. A. Schermerhorn,  
452, 453.

The said lot or parcel numbered 532 (five hundred and thirty-two), as laid down in block G on said map, and also so allotted and set apart to the said defendants ELLEN SCHERMERHORN, HENRY A. SCHERMERHORN and FREDERICK A. SCHERMERHORN, as above set forth, is bounded and described as follows: Beginning at a point on the easterly side or line of avenue A which is distant seventy-five feet and three inches southerly from the corner formed by the intersection of the southerly side or line of Sixty-ninth street with the easterly side or line of avenue A, and running thence easterly on a line parallel with Sixty-ninth street ninety-eight feet; thence running southerly on a line parallel with avenue A twenty-five feet and one inch; thence running westerly on a line parallel with Sixty-ninth street ninety-eight feet to said avenue A, and thence northerly along said avenue A twenty-five feet and one inch to the point or place of beginning.

Ellen Schermerhorn, H. A. Schermerhorn & F. A. Schermerhorn,  
532.

The said lots or parcels numbered 540 (five hundred and forty) and 541 (five hundred and forty-one), as laid down in said block



Ellen Schermerhorn, H.A. Schermerhorn & F. A. Schermerhorn,  
540, 541.

G on said map, and also so allotted and set apart to the said defendants ELLEN SCHERMERHORN, HENRY A. SCHERMERHORN and FREDERICK A. SCHERMERHORN, as above set forth, are collectively bounded and described as follows : Beginning at a point on the southerly side or line of Sixty-ninth street which is distant two hundred and seventy-three feet easterly from the corner formed by the intersection of the southerly side or line of Sixty-ninth street with the easterly side or line of avenue A, and running thence southerly on a line parallel with avenue A one hundred feet and four inches ; thence running easterly on a line parallel with Sixty-ninth street fifty feet ; thence running northerly on a line parallel with avenue A one hundred feet and four inches to Sixty-ninth street, and thence running westerly along Sixty-ninth street fifty feet to the point or place of beginning, together with the one-half in width of said Sixty-ninth street lying immediately in front of and adjoining the said two lots or parcels of land lastly above described.

Ellen Schermerhorn, H.A. Schermerhorn & F. A. Schermerhorn,  
25, 29, 30.

The said lots or parcels of land numbered 25 (twenty-five), 29 (twenty-nine) and 30 (thirty), as laid down in block H, on said map, and also so allotted and set apart to the said defendants ELLEN SCHERMERHORN, HENRY A. SCHERMERHORN and FREDERICK A. SCHERMERHORN, as above set forth, are collectively bounded and described as follows : Beginning at a point on the westerly side or line of the Second avenue which is distant seventy-six feet and eight inches northerly from the corner formed by the intersection of the northerly side or line of Seventy-fourth street with the westerly line or side of the Second avenue, and running thence westerly on a line parallel with Seventy-fourth street one hundred feet ; thence running southerly on a line parallel with the Second avenue seventy-six feet and eight inches to Seventy-fourth street ; thence running westerly along Seventy-fourth street fifty feet ; thence running northerly on a line parallel with the Second avenue one hundred and two feet and two inches ; thence running easterly on a line parallel with Seventy-fourth street one hundred and fifty feet to the Second avenue, and thence running southerly along the Second avenue twenty-five feet and six inches to the point or place of beginning ; together with the whole in width of said Seventy-fourth street lying immediately in front of and adjoining the said lots or parcels of land numbered 29 (twenty-nine) and 30 (thirty) on said map to the southerly side or line of said Seventy-fourth street.

The said lot or parcel numbered 71 (seventy-one), as laid down in block I on said map, and so allotted and set apart to the said defendants ELLEN SCHERMERHORN, HENRY A. SCHERMERHORN, and FREDERICK A. SCHERMERHORN, as above set forth, is bounded and described as follows: Beginning at a point on the westerly side or line of the First avenue which is distant one hundred and two feet and two inches northerly from the corner formed by the intersection of the northerly side or line of Seventy-fourth street with the westerly side or line of the First avenue, and running thence westerly on a line parallel with Seventy-fourth street one hundred feet; thence northerly on a line parallel with the First avenue forty-two feet and four inches to the northeasterly boundary line of the lands secondly described in the complaint in this action; thence running southeasterly along said boundary line in a straight line one hundred and one feet and four inches to the First avenue, and thence running southerly along the First avenue twenty-five feet and ten inches to the point or place of beginning; together with the one-half in width of the said First avenue immediately in front of and adjoining the said lot or parcel of land lastly above described and lying south of and adjoining the said northeasterly boundary line of the lands secondly described in the complaint in this action.

Ellen Schermerhorn, H.A. Schermerhorn, & F. A. Schermerhorn, 71.

The said lots or parcels numbered 66 (sixty-six), 67 (sixty-seven), 79 (seventy-nine) and 80 (eighty), as laid down in said block I on said map, and also so allotted and set apart to the said defendants ELLEN SCHERMERHORN, HENRY A. SCHERMERHORN, and FREDERICK A. SCHERMERHORN, as above set forth, are collectively bounded and described as follows: Beginning at a point on the northerly side or line of Seventy-fourth street which is distant one hundred and seventy-five feet westerly from the corner formed by the intersection of the northerly side or line of Seventy-fourth street with the westerly side or line of the First avenue, and running thence northerly on a line parallel with the First avenue one hundred and fifty-six feet and ten and one-half inches to the northeasterly boundary line of the lands secondly described in the complaint in this action; thence running northwesterly along said boundary line fifty feet and eight inches; thence running southerly on a line parallel with the First avenue one hundred and sixty-five feet and one and one-half inches to Seventy-fourth street, and thence running easterly along Seventy-fourth

Ellen Schermerhorn, H.A. Schermerhorn & F. A. Schermerhorn, 66, 67, 79, 80.

street fifty feet to the point or place of beginning ; together with the one-half in width of said Seventy-fourth street lying immediately in front of and adjoining said lots or parcels of land numbered 79 (seventy-nine) and 80 (eighty), as laid down in said block I on said map.

Ellen Schermerhorn, H.A. Schermerhorn & F. A. Schermerhorn,  
141.

The said lot or parcel numbered 141 (one hundred and forty-one), as laid down in block M on said map, and also so allotted and set apart to the said defendants ELLEN SCHERMERHORN, HENRY A. SCHERMEHORN, and FREDERICK A. SCHERMERHORN, as above set forth, is bounded and described as follows : Beginning at the point or corner formed by the intersection of the easterly side or line of the First avenue with the southerly side or line of Seventy-fourth street, and running thence easterly along Seventy-fourth street one hundred and thirteen feet ; thence running southerly on a line parallel with the First avenue twenty-five feet and eight inches ; thence running westerly on a line parallel with Seventy-fourth street one hundred and thirteen feet to the First avenue, and thence running northerly along the First avenue twenty-five feet and eight inches to the said point or corner of beginning ; together with the one-half in width of said Seventy-fourth street and the First avenue lying immediately in front of and adjoining the lot or parcel of land lastly above described, and lying between the same and the centre lines of said First avenue and Seventy-fourth street respectively to the point of intersection of said centre lines.

Ellen Schermerhorn, H.A. Schermerhorn & F. A. Schermerhorn,  
151, 152.

The said lots or parcels numbered 151 (one hundred and fifty-one) and 152 (one hundred and fifty-two) as laid down in said block M on said map, and also so allotted and set apart to the said defendants ELLEN SCHERMERHORN, HENRY A. SCHERMERHORN, and FREDERICK A. SCHERMERHORN, as above set forth, are collectively bounded and described as follows : Beginning at a point on the southerly side or line of Seventy-fourth street, which is distant two hundred and sixty-three feet easterly from the corner formed by the intersection of the southerly side or line of Seventy-fourth street with the easterly side or line of the First avenue, and running thence southerly on a line parallel with First avenue one hundred and two feet and two inches ; thence running easterly on a line parallel with Seventy-fourth street fifty feet ; running thence northerly on a line parallel with First avenue one hundred

and two feet and two inches to Seventy-fourth street, and thence running westerly along said Seventy-fourth street fifty feet to the point or place of beginning; together with the one-half in width of said Seventy-fourth street lying immediately in front of and adjoining the said two lots or parcels of land lastly above described.

The said lot or parcel numbered 240 (two hundred and forty), as laid down in block O on said map, and also so allotted and set apart to the said defendants ELLEN SCHERMERHORN, HENRY A. SCHERMERHORN, and FREDERICK A. SCHERMERHORN, as above set forth, is bounded and described as follows: Beginning at the point or corner formed by the intersection of the northerly side or line of Seventy-third street with the easterly side or line of the Avenue A, and running thence easterly along Seventy-third street ninety-eight feet; thence running northerly on a line parallel with Avenue A twenty-five feet and eight inches; thence running westerly on a line parallel with Seventy-third street ninety-eight feet to Avenue A, and thence running southerly along Avenue A twenty-five feet and eight inches to the point or place of beginning; together with the one-half in width of the said Avenue A and the said Seventy-third street lying immediately in front of and adjoining the lot or parcel of land lastly above described and lying between the same and the centre lines of the said Avenue A and Seventy-third street respectively to the point of intersection of said centre lines.

Ellen Schermerhorn, H.A. Schermerhorn & F. A. Schermerhorn,  
240.

The said lot or parcel numbered 233 (two hundred and thirty-three), as laid down in said block O on said map, and also so allotted and set apart to the said defendants ELLEN SCHERMERHORN, HENRY A. SCHERMERHORN and FREDERICK A. SCHERMERHORN, as above set forth, is bounded and described as follows: Beginning at a point on the northerly side or line of Seventy-third street which is distant one hundred and seventy-three feet easterly from the corner formed by the intersection of the northerly side or line of Seventy-third street with the easterly side or line of Avenue A, and running thence northerly on a line parallel with Avenue A, one hundred and two feet and two inches; thence running easterly on a line parallel with Seventy-third street twenty-five feet; thence running southerly on a line parallel with Avenue A one hundred and two feet and two inches to Seventy-third street, and thence

Ellen Schermerhorn, H.A. Schermerhorn & F. A. Schermerhorn,  
233.



running westerly along Seventy-third street twenty-five feet to the point or place of beginning, together with the one-half in width of said Seventy-third street, lying immediately in front of and adjoining said lot or parcel of land lastly above described.

Ellen Schermerhorn, H.A. Schermerhorn & F. A. Schermerhorn,  
266, 267.

The said lots or parcels of land numbered 266 (two hundred and sixty-six), and 267 (two hundred and sixty-seven), as laid down in said block P on said map, and also so allotted and set apart to the said defendants ELLEN SCHERMERHORN, HENRY A. SCHERMERHORN and FREDERICK A. SCHERMERHORN, as above set forth, are collectively bounded and described as follows: Beginning at a point on the westerly side or line of Avenue B, which is distant twenty-five feet and eight inches southerly from the corner formed by the intersection of the southerly side or line of Seventy-third street with the westerly side or line of Avenue B, and running thence westerly on a line parallel with Seventy-third street ninety-eight feet; thence running southerly on a line parallel with Avenue B fifty-one feet; thence running easterly on a line parallel with Seventy-third street ninety-eight feet to said Avenue B, and thence running northerly along said Avenue B fifty-one feet to the point or place of beginning; together with the whole of Avenue B lying immediately in front of and adjoining and between the two lots or parcels of land lastly above described and the East River; and, also, all the water rights and rights to land under the waters of the East River lying in front of the lands and premises above described, and of the said last mentioned portion of said Avenue B.

Lewis C Jones  
314, 317, 318,  
319.

The said lots or parcels numbered 314 (three hundred and fourteen), 317 (three hundred and seventeen), 318 (three hundred and eighteen), and 319, (three hundred and nineteen), as laid down in block B on said map, and so allotted and set apart to the defendant LEWIS C. JONES, as above set forth, are collectively bounded and described as follows: Beginning at a point on the easterly line or side of the Third avenue which is distant twenty-five feet and one inch southerly from the corner formed by the intersection of the easterly side or line of the Third avenue with the southerly side or line of Seventy-first street; and running thence easterly on a line parallel with Seventy-first street one hundred and ten feet; thence running northerly on a line parallel with the Third avenue

twenty-five feet and one inch to Seventy-first street ; thence running easterly along Seventy-first street seventy-five feet ; thence running southerly on a line parallel with the Third avenue one hundred feet and four inches ; thence running westerly on a line parallel with Seventy-first street seventy-five feet ; thence running northerly on a line parallel with the Third avenue fifty feet and two inches ; thence running westerly on a line parallel with Seventy-first street one hundred and ten feet, to the Third avenue ; and thence running northerly along the Third avenue twenty-five feet and one inch to the point or place of beginning ; together with the one-half in width of said Seventy-first street lying immediately in front of and adjoining the said lots or parcels of land numbered 317 (three hundred and seventeen), 318 (three hundred and eighteen) and 319 (three hundred and nineteen), as laid down in said block A on said map.

The said lot or parcel numbered 361 (three hundred and sixty-one), as laid down in block C on said map, and also so allotted and set apart to the said defendant LEWIS C. JONES, as above set forth, is bounded and described as follows : Beginning at the point or corner formed by the intersection of the easterly side or line of the Second avenue with the southerly side or line of Seventy-first street, and running thence easterly along Seventy-first street one hundred feet ; thence running southerly on a line parallel with the Second avenue twenty-five feet and one inch ; thence running westerly on a line parallel with Seventy-first street one hundred feet to the Second avenue ; and thence running northerly along the Second avenue twenty-five feet and one inch, to the point or corner of beginning ; together with the whole in width of said Seventy-first street, lying immediately in front of and adjoining the said lot or parcel of land lastly above described.

Lewis C Jones  
361.

The said lots or parcels numbered 368 (three hundred and sixty-eight), 369 (three hundred and sixty-nine), and 370 (three hundred and seventy), as laid down in said block C on said map, and also so allotted and set apart to the said defendant LEWIS C. JONES, as above set forth, are collectively bounded and described as follows : Beginning at a point on the southerly side or line of Seventy-first street which is distant one hundred and seventy-five feet easterly from the corner formed by the intersection of the southerly side or line of Seventy-first street with the easterly side or line of

Lewis C Jones  
368, 369, 370.

the Second avenue ; and running thence southerly on a line parallel with the Second avenue one hundred feet and four inches ; thence running easterly on a line parallel with Seventy-first street seventy-five feet ; thence running northerly on a line parallel with the Second avenue one hundred feet and four inches to Seventy-first street ; thence running westerly along Seventy-first street seventy-five feet to the point or place of beginning ; together with the whole in width of the said Seventy-first street lying immediately in front of and adjoining the said three lots or parcels of land lastly above described.

Lewis C Jones  
413, 414.

The said lots or parcels numbered 413 (four hundred and thirteen) and 414 (four hundred and fourteen), as laid down in block D on said map, and also so allotted and set apart to the said defendant LEWIS C. JONES, as above set forth, are collectively bounded and described as follows :

Beginning at the point or corner formed by the intersection of the easterly side or line of the First avenue with the northerly side or line of Seventieth street, and running thence easterly along said Seventieth street one hundred and thirteen feet ; thence running northerly, on a line parallel with the First avenue, fifty-five feet and four inches ; thence running westerly on a line parallel with Seventieth street, one hundred and thirteen feet, to the First avenue ; and thence running southerly, along the First avenue, fifty-five feet and four inches, to the point or place of beginning ; Together with the one-half in width of the said First avenue and Seventieth street lying immediately in front of and adjoining the the said two lots or parcels of land lastly above described, and lying between the same and the centre lines of said First avenue and Seventieth street respectively to the point of intersection of said centre lines.

Lewis C Jones  
474, 475, 476.

The said lots or parcels, numbered 474 (four hundred and seventy-four), 475 (four hundred and seventy-five) and 476 (four hundred and seventy-six), as laid down in block E on said map, and also so allotted and set apart to the said defendant LEWIS C. JONES, as above set forth, are collectively bounded and described as follows :

Beginning at a point on the northerly side or line of Sixty-ninth

street which is distant one hundred and thirteen feet easterly from the corner formed by the intersection of the northerly side or line of Sixty-ninth street with the easterly side or line of the First avenue, and running thence northerly on a line parallel with the First avenue one hundred feet and four inches; thence running easterly, in a line parallel with Sixty-ninth street, seventy-five feet; thence running southerly, on a line parallel with the First avenue, one hundred feet and four inches, to the said Sixty-ninth street; and thence running westerly, along Sixty-ninth street, seventy-five feet to the point or place of beginning; together with the one-half in width of said Sixty-ninth street lying immediately in front of and adjoining the said three lots or parcels of land lastly above described.

The said lots or parcels numbered 548 (five hundred and forty-eight), 549 (five hundred and forty-nine), 550 (five hundred and fifty), 552 (five hundred and fifty two), 553 (five hundred and fifty-three), as laid down in block G on said map, and also so allotted and set apart to the said defendant LEWIS C. JONES, as above set forth, are collectively bounded and described as follows: Lewis C Jones  
548, 549, 550,  
552, 553.

Beginning at the point formed by the intersection of the westerly line or shore of the East River with a line drawn parallel with Sixty-ninth street, and distant twenty-five feet and one inch southerly therefrom, and running from said point westerly on a line parallel with Sixty-ninth street eighty feet to lot numbered 550 on said map; thence running northerly along the rear of lot numbered 551 (five hundred and fifty-one), on said map, on a line parallel with the avenue A, and distant five hundred and forty-eight feet easterly therefrom twenty-five feet and one inch to Sixty-ninth street; thence running westerly along Sixty-ninth street seventy-five feet; thence running southerly, on a line parallel with avenue A, and distant four hundred and seventy-three feet easterly therefrom one hundred feet and four inches; thence running easterly on a line parallel with Sixty-ninth street seventy-five feet; thence running northerly on a line parallel with avenue A twenty-five feet and one inch; thence running easterly, on a line parallel with Sixty-ninth street, seventy-six feet to the said East River; and thence running northerly, along the said East River, fifty feet and two inches, more or less, to the point or place



of beginning; together with the one-half in width of said Sixty-ninth street lying immediately in front of and adjoining the said lots or parcels of land numbered 548 (five hundred and forty-eight), 549 (five hundred and forty-nine) and 550 (five hundred and fifty), on said map; and also all the water rights and right to land under the waters of the said East River lying in front of and adjoining the said lots 552 (five hundred and fifty-two) and 553 (five hundred and fifty-three) on said map.

Lewis C Jones  
21.

The said lot or parcel numbered 21 (twenty-one), as laid down in block H on said map, and so allotted and set apart to the defendant LEWIS C. JONES, as above set forth, is bounded and described as follows: Beginning at the point or corner formed by the intersection of the westerly side or line of Second avenue with the southerly side or line of Seventy-fifth street, and running thence southerly along Second avenue twenty-five feet and eight inches; thence running westerly in a line parallel with Seventy-fifth street one hundred feet; thence northerly in a line parallel with Second avenue twenty-five feet and eight inches to Seventy-fifth street; thence easterly along Seventy-fifth street one hundred feet to the point or corner of beginning; together with all that part or portion of the said land and premises described in the complaint in this action which lies within said Seventy-fifth street immediately adjoining the said lot lastly above described.

Lewis C Jones  
16, 17, 18

The said lots or parcels numbered sixteen (16), seventeen (17), eighteen (18), as laid down in block H on said map, and so allotted and set apart to the defendant LEWIS C. JONES, as above set forth, are collectively bounded and described as follows: Beginning at a point on the southerly side of Seventy-fifth street distant one hundred and fifty feet westerly from the point or corner formed by the intersection of the westerly side or line of Second avenue and the southerly side or line of Seventy-fifth street, and running thence westerly along Seventy-fifth street seventy-five feet; thence southerly in a line parallel with Second avenue one hundred and two feet and two inches; thence easterly in a line parallel with Seventy-fifth street seventy-five feet; thence northerly in a line parallel with Second avenue one hundred and two feet and two inches to the point or place of beginning; together with all that part or portion of the said land and premises described in the complaint in this action which

lies within said Seventy-fifth street, immediately in front of and adjoining the said three lots lastly above described.

The said lots or parcels numbered eighty-six (86), sixty (60), eighty-seven (87), and fifty-nine (59), as laid down in block <sup>Lewis C Jones</sup> 86, 60, 87, 59. I on said map, and so allotted and set apart to the defendant LEWIS C. JONES, as above set forth, are collectively bounded and described as follows: Beginning at a point on the northerly side of Seventy-fourth street, distant two hundred and fifty feet easterly from the point or corner formed by the intersection of the easterly side or line of Second avenue and the northerly side or line of Seventy-fourth street, and running thence easterly along Seventy-fourth street fifty feet; thence northerly in a line parallel with Second avenue one hundred and eighty-five feet and nine inches to the northerly boundary line of the land described in said complaint; thence northwesterly along said boundary line fifty feet and eight inches; thence southerly in a line parallel with Second avenue one hundred and ninety-four feet to the point or place of beginning; together with all that part or portion of the said land and premises described in said complaint which lies within Seventy-fourth street, to the extent of one-half the width thereof, immediately in front of and adjoining the said two lots numbered 86 and 87, last above described.

The said lots or parcels numbered one hundred and five (105), one hundred and six (106), one hundred and seven (107), one hundred and eight (108), as laid down in block K on said map, and <sup>Lewis C Jones</sup> 105, 106, 107, 108. so allotted and set apart to the defendant LEWIS C. JONES, as above set forth, are collectively bounded and described as follows: Beginning at a point on the southerly side or line of Seventy-fourth street, distant two hundred and twenty-five feet easterly from the point or corner formed by the intersection of the southerly side or line of Seventy-fourth street and the easterly side or line of Second avenue, and running thence easterly along Seventy-fourth street one hundred feet; thence southerly in a line parallel with Second avenue forty-six feet and four inches; thence westerly in a line parallel with Seventy-fourth street one hundred feet; thence northerly in a line parallel with Second avenue forty-six feet and four inches to the point or place of beginning; together with all that part or portion of the said land and premises described in said complaint which lies within

Seventy-fourth street, to the extent of one-half the width thereof, immediately in front of and adjoining the said four lots last above described.

Lewis C Jones  
162, 163, 159,  
160.

The said lots or parcels numbered one hundred and sixty-two (162), one hundred and sixty-three (163), one hundred and fifty-nine (159), one hundred and sixty (160), as laid down in block M on said map, and so allotted and set apart to the defendant LEWIS C. JONES, as above set forth, are collectively bounded and described as follows, that is to say: Beginning at a point on the westerly side of Avenue A, which is distant twenty-five feet and eight inches southerly from the corner formed by the intersection of the westerly side of said Avenue A, and the southerly line of Seventy-fourth street, and running thence southerly along the westerly side of said Avenue A fifty-one feet; thence westerly and on a line parallel with Seventy-fourth street one hundred feet; thence southerly and on a line parallel with Avenue A twenty-five feet and six inches; thence westerly on a line parallel with Seventy-fourth street fifty feet; thence northerly on a line parallel with Avenue A one hundred and two feet and two inches to Seventy-fourth street; thence easterly along Seventy-fourth street fifty feet; thence southerly on a line parallel with Avenue A twenty-five feet and eight inches; thence easterly on a line parallel with Seventy-fourth street one hundred feet to the place of beginning; together with all that part or portion of the land and premises described in the complaint in this action which lies within said Seventy-fourth street and said Avenue A, to the extent of one-half the width of said street and avenue respectively, immediately opposite to and adjoining said lots or parcels last above described.

Lewis C Jones  
241, 242.

The said lots or parcels numbered two hundred and forty-one (241), two hundred and forty-two (242) as laid down in block P on said map, and so allotted and set apart to the defendant LEWIS C. JONES, as above set forth, are collectively bounded and described as follows: Beginning at the corner formed by the intersection of the easterly line or side of said Avenue A and the southerly line of Seventy-third street, and running thence southerly along the easterly side of Avenue A fifty-one feet and two inches; thence easterly and on a line parallel with Seventy-third street ninety-eight feet; thence northerly on a line parallel with Avenue A fifty-one feet and two inches to Seventy-third street; thence west-

erly along Seventy-third street ninety-eight feet to the place of beginning; together with all that part or portion of the said land and premises described in said complaint which lies within Seventy-third street, to one-half the width thereof, immediately opposite to and adjoining said lot or parcel number 241 last above described, and together with so much of said Seventy-third street and said Avenue A as is contained within lines drawn through the centres of said street and avenue respectively, and the southerly side of said street and the easterly side of said avenue.

The said lots or parcels numbered two hundred and forty-nine (249), two hundred and eighty-six (286), as laid down in block P on said map, and so allotted and set apart to the defendant LEWIS C. JONES, as above set forth, are collectively bounded and described as follows: Beginning at a point on the southerly side of Seventy-third street, distant one hundred and forty-eight feet easterly from the corner formed by the intersection of the easterly side or line of Avenue A and the southerly side or line of Seventy-third street, and running thence easterly along the southerly line of Seventy-third street twenty-five feet; thence southerly in a line parallel with Avenue A one hundred and forty feet; thence westerly in a line parallel with Seventy-third street twenty-five feet; thence northerly in a line parallel with Avenue A one hundred and forty feet to the point or place of beginning; together with all that part or portion of the said land and premises described in said complaint which lies within Seventy-third street, to the one-half the width thereof, immediately in front of and adjoining the lot two hundred and forty-nine, lastly above described.

Lewis C Jones  
249, 286.

The said lots or parcels numbered two hundred and twenty-six (226), two hundred and four (204), two hundred and twenty-seven (227), two hundred and three (203), as laid down on block O on said map, and also so allotted and set apart to the defendant LEWIS C. JONES, as above set forth, are collectively bounded and described as follows, that is to say: Beginning at a point on the northerly side or line of Seventy-third street, distant three hundred and twenty-three feet easterly from the point or corner formed by the intersection of the northerly side of Seventy-third street and the easterly side of avenue A, and running thence northerly in a line parallel with avenue A two hundred and four feet and four inches to Seventy-fourth street; thence easterly

Lewis C Jones  
226, 204, 227  
203.



along the southerly line of Seventy-fourth street fifty feet; thence southerly in a line parallel with avenue A two hundred and four feet and four inches to Seventy-third street; thence westerly along the northerly side of Seventy-third street fifty feet to the point or place of beginning; and also so much of the land described in said complaint as lies within said Seventy-third street, to the extent of one-half the width thereof, opposite said lots numbered two hundred and twenty-six and two hundred and twenty-seven above described; and also so much of the land and premises described in said complaint as lies immediately in front of and adjoining the said lots two hundred and three and two hundred and four last above described, and within the limits of said Seventy-fourth street.

Lewis C Jones  
137, 138, 139,  
0.

The said lots or parcels numbered 137 (one hundred and thirty-seven), 138 (one hundred and thirty-eight), 139 (one hundred and thirty-nine), and 140 (one hundred and forty), as laid down in block L on said map, and also so allotted and set apart to the said defendant LEWIS C. JONES, as above set forth, are collectively bounded and described as follows: Beginning at the point or corner formed by the intersection of the northerly side or line of Seventy-fourth street with the westerly side or line of avenue A, and running thence westerly along said avenue A one hundred and seventy-five feet; thence running northerly on a line parallel with avenue A forty-four feet and three-quarters of an inch to the northerly boundary line of the land secondly described in the complaint in this action; thence running southeasterly along said boundary line one hundred and seventy-seven feet two and a quarter inches to avenue A, and thence running southerly along said avenue A sixteen feet and six inches to the point or place of beginning; together with the one-half in width of the said Seventy-fourth street and avenue A, lying immediately in front of and adjoining the said four lots or parcels of land lastly above described, and lying between the same and the centre lines of avenue A and Seventy-fourth street respectively to the point of intersection of said centre lines, and adjoining the said northeasterly boundary line of the lands secondly described in the said complaint in this action.

James I Jones  
George Jones,  
&c., trustees  
for Mrs. Lang-  
don,  
12, 14, 15.

The said lots or parcels numbered 13 (thirteen), 14 (fourteen) and 15 (fifteen) as laid down in block H on said map, and so allotted and set apart to the defendants JAMES I. JONES, GEORGE

JONES, GEORGE A. JONES and LEWIS C. JONES, trustees for defendant HELEN LANGDON, as above set forth, are collectively bounded and described as follows :

Beginning at a point on the southerly side or line of Seventy-fifth street, which said point is two hundred and twenty-five feet distant westerly from the point or corner formed by the intersection of the southerly side or line of Seventy-fifth street with the westerly side or line of Second avenue, and running thence southerly in a line parallel with Second avenue one hundred and two feet and two inches ; thence running westerly in a line parallel with Seventy-fifth street seventy-five feet ; thence running northerly in a line parallel with Second avenue one hundred and two feet and two inches to Seventy-fifth street, and thence running easterly along Seventy-fifth street seventy-five feet to the said point of beginning ; together with so much and such portion of the lands described in the said complaint as lies within said Seventy-fifth street in front of and adjoining the three lots or parcels of land lastly above described.

The said lot or parcel numbered 22, as laid down in block H on said map, and also allotted and set apart to the defendants JAMES I. JONES, GEORGE JONES, GEORGE A. JONES, and LEWIS C. JONES, trustees for the defendant HELEN LANGDON, as above set forth, is bounded and described as follows :

James I. Jones  
George Jones,  
&c., trustees  
for Mrs. Lang-  
don.  
22.

Beginning at a point on the westerly side or line of Second avenue, which said point is twenty-five feet and eight inches distant southerly from the point or corner formed by the intersection of the southerly side or line of Seventy-fifth street with the westerly side or line of Second avenue, and running thence westerly in a line parallel with Seventy-fifth street one hundred feet ; thence running southerly in a line parallel with Second avenue twenty-five feet and six inches ; thence running easterly in a line parallel with Seventy-fifth street one hundred feet to Second avenue, and thence running northerly along Second avenue twenty-five feet and six inches to the said point of beginning.

The said lots or parcels numbered 61 (sixty-one), 62 (sixty-two), 63 (sixty-three), 83 (eighty-three), 84 (eighty-four) and 85 (eighty-five), as laid down in block I on said map, and also so allotted and set apart to the defendants JAMES I. JONES, GEORGE JONES, GEORGE A. JONES and LEWIS C. JONES, trustees for defendant

James I. Jones  
George Jones,  
&c., trustees  
for Mrs. Lang-  
don.  
61, 62, 63, 83,  
84, 85.

HELEN LANGDON, as above set forth, are collectively bounded and described as follows :

Beginning at a point on the northerly side or line of Seventy-fourth street, which said point is three hundred feet distant easterly from the point or corner formed by the intersection of the northerly side or line of Seventy-fourth street with the easterly side or line of Second avenue, and running thence northerly in a line parallel with Second avenue one hundred and eighty-five feet and nine inches to the northerly boundary line of the land and premises described in the complaint in this action ; thence running southeasterly along said boundary line seventy-six feet to lot numbered sixty-four on said map ; thence running southerly in a line parallel with Second avenue one hundred and seventy-three feet and four inches and one-half inch to Seventy-fourth street, and thence running westerly along Seventy-fourth street seventy-five feet to the said point of beginning ; together with the one-half in width of so much of said land and premises described in said complaint as lies within said Seventy-fourth street in front of and adjoining the lots or parcels of land lastly above described.

James I Jones  
George Jones,  
&c., trustees  
for Mrs. Lang-  
don,  
98, 100.

The said lots or parcels numbered 98 (ninety-eight) and 100 (one hundred) as laid down in block K on said map, and also so allotted and set apart to the defendants JAMES I. JONES, GEORGE JONES, GEORGE A. JONES and LEWIS C. JONES, trustees for defendant HELEN LANGDON, as above set forth, are collectively bounded and described as follows :

Beginning at the point or corner formed by the intersection of the southerly side or line of Seventy-fourth street with the easterly side or line of the Second avenue, and running thence easterly along Seventy-fourth street one hundred and twenty-five feet ; thence running southerly in a line parallel with second avenue forty-six feet and four inches to the southerly boundary line of the lands secondly described in the complaint in this action ; thence running westerly in a line parallel with Seventy-fourth street twenty-five feet ; thence running northerly in a line parallel with the Second avenue twenty feet and eight inches ; thence running westerly in a line parallel with Seventy-fourth street one hundred feet to the Second avenue, and thence running northerly along the Second avenue twenty-five feet and eight inches to the said point or corner of beginning, together with the one half in width of so

much of said lands and premises described in said complaint as lies within said Seventy-fourth street in front of and adjoining the two lots or parcels of land lastly above described.

The said lots or parcels numbered 132 (one hundred and thirty-two), 133 (one hundred and thirty-three), 134 (one hundred and thirty-four) 135 (one hundred and thirty-five), and 136 (one hundred and thirty-six) as laid down in block L on said map, and also so allotted and set apart to the defendants JAMES I. JONES, GEORGE JONES, GEORGE A. JONES and LEWIS C. JONES, trustees for defendant HELEN LANGDON, as above set forth, are collectively bounded and described as follows:

James I Jones  
George Jones,  
&c., trustees  
for Mrs. Lang-  
don,  
132, 133, 134,  
135, 136.

Beginning at a point on the northerly side or line of Seventy-fourth street, which said point is one hundred and seventy-five feet distant westerly from the point or corner formed by the intersection of the northerly side or line of seventy-fourth street with the westerly side or line of avenue A, and running thence westerly along seventy-fourth street one hundred and twenty-five feet; thence running northerly in a line parallel with avenue A sixty-three feet and nine inches to the northerly boundary line of the lands described in the complaint in this action; thence running south easterly along said boundary line one hundred and twenty-six feet and six and three-quarter inches to lot numbered one hundred and thirty-seven on said map; thence running southerly in a line parallel with avenue A forty-four feet and three-quarters of an inch to said Seventy-fourth street at the said point of beginning; together with the one-half in width of so much of said land and premises described in said complaint as lies within said Seventy-fourth street in front of and adjoining the said five lots or parcels of land lastly above described.

The said lots or parcels numbered 153 (one hundred and fifty-three), 154 (one hundred and fifty-four), and 155 (one hundred and fifty-five), as laid down in block M on said map, and also so allotted and set apart to the defendants JAMES I. JONES, GEORGE JONES, GEORGE A. JONES, and LEWIS C. JONES, trustees for the defendant HELEN LANGDON, as above set forth, are collectively bounded and described as follows:

James I Jones  
George Jones,  
&c., trustees  
for Mrs. Lang-  
don,  
153, 154, 155

Beginning at a point in the southerly side or line of Seventy-fourth street, which said point is two hundred and twenty-five feet distant westerly from the point or corner formed by the intersec-



tion of the southerly side or line of Seventy-fourth street with the westerly side or line of avenue A; and running thence southerly in a line parallel with avenue A one hundred and two feet and two inches; thence running westerly in a line parallel with Seventy-fourth street seventy-five feet; thence running northerly in a line parallel with avenue A one hundred and two feet and two inches to Seventy-fourth street; and thence running easterly along Seventy-fourth street seventy-five feet to the said point of beginning; together with the one half in width of so much of said land and premises described in said complaint as lies within said Seventy-fourth street in front of and adjoining the lots or parcels of land lastly above described.

James I Jones     The said lot or parcel numbered 164 (one hundred and sixty-  
George Jones,     four) in block M on said map, and also so allotted and set apart to  
&c., trustees     the defendants JAMES I. JONES, GEORGE JONES, GEORGE A. JONES,  
for Mrs. Lang-     and LEWIS C. JONES, trustees for the defendant HELEN LANG-  
don     don, as above set forth, is bounded and described as follows :

164.

Beginning at a point in the westerly side or line of avenue A, which said point is seventy-six feet and eight inches distant southerly from the point or corner formed by the intersection of the southerly side or line of Seventy-fourth street with the westerly side or line of avenue A; and running thence westerly in a line parallel with Seventy-fourth street one hundred feet; thence running southerly in a line with avenue A twenty-five feet and six inches; thence running easterly in a line parallel with Seventy-fourth street one hundred feet to avenue A; and thence running northerly along avenue A twenty-five feet and six inches to the said point of beginning; together with the one-half in width of so much of said land and premises described in said complaint as lies within the said avenue A in front of and adjoining the said lot or parcel of land lastly above described.

James I Jones     The said lots or parcels numbered 202 (two hundred and two),  
George Jones,     228 (two hundred and twenty-eight), 229 (two hundred and twenty-  
&c., trustees     nine), and 230 (two hundred and thirty), as laid down in block O  
for Mrs. Lang-     on said map, and also so allotted and set apart to the defendants  
don, 202, 228     JAMES I. JONES, GEORGE JONES, GEORGE A. JONES, and LEWIS  
229, 230.     C. JONES, trustees for defendant HELEN LANGDON, as above set  
forth, are collectively bounded and described as follows :

Beginning at a point in the northerly side or line of Seventy-third street, which said point is two hundred and forty-eight feet distant easterly from the point or corner formed by the intersection of the northerly side or line of Seventy-third street with the easterly side or line of avenue A ; and running thence northerly in a line parallel with avenue A one hundred and two feet and two inches ; thence running easterly in a line parallel with Seventy-third street fifty feet ; thence running northerly in a line parallel with avenue A one hundred and two feet and two inches to Seventy-fourth street ; thence running easterly along Seventy-fourth street twenty-five feet ; thence running southerly in a line parallel with avenue A two hundred and four feet and four inches to Seventy-third street ; and thence running westerly along Seventy-third street seventy-five feet to the said point of beginning, together with the one-half in width of so much of said land and premises described in said complaint as lies within said Seventy-third street in front of and adjoining said lots or parcels numbered 228, 229, and 230 ; and also together with so much and such portion of said land and premises as lies within said Seventy-fourth street in front of and adjoining said lot or parcel numbered 202 as is included in the tract of land secondly described in the complaint in this action.

The said lots or parcels numbered 243 (two hundred and forty-three), and 244 (two hundred and forty-four), as laid down in block P on said map, and also allotted and set apart to the defendants JAMES I. JONES, GEORGE JONES, GEORGE A. JONES and LEWIS C. JONES, trustees for HELEN LANGDON, as above set forth, are collectively bounded and described as follows: Beginning at a point in the easterly side or line of Avenue A, which said point is fifty-one feet and two inches distant southerly from the point or corner formed by the intersection of the easterly side or line of Avenue A with the southerly side or line of Seventy-third street, and running thence easterly in a line parallel with Seventy-third street ninety-eight feet ; thence running southerly in a line parallel with Avenue A fifty-one feet ; thence running westerly in a line parallel with Seventy-third street ninety-eight feet to Avenue A, and thence northerly along Avenue A fifty-one feet to the said point or place of beginning.

James I Jones  
George Jones,  
&c., trustees  
for Mrs. Lang-  
don,  
243, 244.

The said lots or parcels numbered 250 (two hundred and fifty),

James I Jones and 285 (two hundred and eighty-five), as laid down in block P on George Jones, said map, and also so allotted and set apart to the said defendants &c., trustees for Mrs. Langdon, JAMES I. JONES, GEORGE JONES, GEORGE A. JONES and LEWIS C. JONES, trustees for the defendant HELEN LANGDON, as above set forth, are collectively bounded and described as follows :

Beginning at a point in the southerly side or line of Seventy-third street, which said point is one hundred and seventy-three feet distant easterly from the point or corner formed by the intersection of the southerly side or line of Seventy-third street with the easterly side or line of Avenue A, and running thence southerly in a line parallel with Avenue A, one hundred and forty feet; thence running easterly in a line parallel with Seventy-third street twenty-five feet; thence running northerly in a line parallel with Avenue A one hundred and forty feet to Seventy-third street, and thence running westerly along Seventy-third street twenty-five feet to the said point of beginning; together with the one-half in width of so much of said lands and premises described in said complaint as lies within said Seventy-third street in front of and adjoining the said lot or parcel number 250.

James I Jones The said lots or parcels numbered 315 (three hundred and fifteen), and 316 three hundred and sixteen), as laid down in block George Jones, &c., trustees for Mrs. Langdon, B on said map, and also so allotted and set apart to the defendants JAMES I. JONES, GEORGE JONES, GEORGE A. JONES and LEWIS C. JONES, trustees for the defendant HELEN LANGDON, as above set forth, are collectively bounded and described as follows :

Beginning at a point on the easterly side of Third avenue, which said point is distant one hundred feet and four inches northerly from the corner formed by the intersection of the easterly side of Third avenue with the northerly side or line of said Seventieth street, and running thence easterly and on a line parallel with said Seventieth street one hundred and ten feet; thence northerly and on a line parallel with said Third avenue fifty feet and two inches; thence westerly and on a line parallel with said Seventieth street one hundred and ten feet to Third avenue; thence southerly and along said Third avenue fifty feet and two inches to the point or place of beginning.

The said lots or parcels numbered 323 (three hundred and twenty-three), and 324 (three hundred and twenty-four), as laid down

in block B on said map, and so allotted and set apart to the de- James I Jones  
 fendants JAMES I. JONES, GEORGE JONES, GEORGE A. JONES, and George Jones,  
 LEWIS C. JONES, trustees for the defendant HELEN LANGDON, &c., trustees  
 as above set forth, are collectively bounded and described as fol- for Mrs. Lang-  
 lows : don, 323, 324.

Beginning at a point on the southerly side or line of said Seventy-first street, which said point is distant two hundred and sixty feet easterly from the corner formed by the intersection of the easterly side or line of said Third avenue with the southerly side or line of said Seventy-first street, and running thence southerly and on a line parallel with said Third avenue one hundred feet and four inches ; thence easterly and on a line parallel with said Seventy-first street, fifty feet ; thence northerly and on a line parallel with said Third avenue one hundred feet and four inches to said Seventy-first street ; thence westerly and along said Seventy-first street fifty feet to the point or place of beginning ; together with all that part or portion of said land and premises described in said complaint which lies within said Seventy-first street, to the extent of one-half in width thereof, and which is adjoining and immediately opposite the said lots or parcels last above described.

The said lots or parcels numbered 364 (three hundred and sixty- James I Jones  
 four), 365 (three hundred and sixty-five), 366 (three hundred and George Jones,  
 sixty-six), 367 (three hundred and sixty-seven), in block C on said &c., trustees  
 map, and so allotted and set apart to the defendants JAMES I. for Mrs. Lang-  
 JONES, GEORGE JONES, GEORGE A. JONES and LEWIS C. JONES, don, 364, 365, 366,  
 trustees for defendant HELEN LANGDON, as above set forth, are 367.  
 collectively bounded and described as follows :

Beginning at a point on the easterly side or line of said Second avenue, which said point is distant seventy-five feet and three inches southerly from the corner formed by the intersection of the easterly side or line of Second avenue with the southerly side or line of said Seventy-first street, and running thence easterly and on a line parallel with said Seventy-first street one hundred feet ; thence northerly and on a line parallel with said Second avenue seventy-five feet and three inches to said Seventy-first street ; thence easterly and along said Seventy-first street seventy-five feet ; thence southerly and on a line parallel with said Second avenue one hundred feet and four inches ; thence westerly and on a line parallel with said Seventy-first street one hundred and



seventy-five feet to said Second avenue ; thence northerly and along said Second avenue twenty-five feet and one inch to the place of beginning ; together with all that part or portion of said land and premises described in said complaint, which lies within said Seventy-first street, immediately in front of and adjoining said lots or parcels last above described.

James I Jones  
George Jones,  
&c., trustees  
for Mrs. Lang-  
don,  
415, 416, 417,  
418.

The said lots or parcels numbered 415 (four hundred and fifteen), 416 (four hundred and sixteen), 417 (four hundred and seventeen), 418 (four hundred and eighteen), as laid down in block D on said map, and so allotted and set apart to the defendants JAMES I. JONES, GEORGE JONES, GEORGE A. JONES and LEWIS C. JONES, trustees for the defendant HELEN LANGDON, as above set forth, are collectively bounded and described as follows :

Beginning at a point on the northerly side or line of said Seventieth street, which said point is distant one hundred and thirteen feet easterly from the corner formed by the intersection of the easterly side or line of First avenue with the northerly side or line of said Seventieth street, and running thence northerly and on a line parallel with said First avenue fifty-five feet and four inches ; thence easterly and on a line parallel with said Seventieth street one hundred feet ; thence southerly and on a line parallel with said First avenue fifty-five feet and four inches to said Seventieth street ; thence westerly and along said Seventieth street one hundred feet to said point or place of beginning ; together with all that part or portion of said land and premises described in said complaint which lies within said Seventieth street, to the extent of one-half in width thereof, immediately in front of and adjoining said lots or parcels last above described.

James I Jones  
George Jones,  
&c., trustees  
for Mrs. Lang-  
don,  
468, 469, 470.

The said lots or parcels numbered 468 (four hundred and sixty-eight), 469 (four hundred and sixty-nine), 470 (four hundred and seventy), in block E on said map, and so allotted and set apart to the defendants JAMES I. JONES, GEORGE JONES, GEORGE A. JONES and LEWIS C. JONES, trustees for defendant HELEN LANGDON, as above set forth, are collectively bounded and described as follows :

Beginning at a point on the northerly side or line of said Sixty-ninth street, which said point is distant two hundred and seventy-five feet westerly from the corner formed by the intersection of the

westerly side or line of Avenue A with the northerly side or line of said Sixty-ninth street, and running thence northerly and on a line parallel with said Avenue A one hundred feet and four inches; thence westerly and on a line parallel with said Sixty-ninth street seventy-five feet; thence southerly and on a line parallel with said Avenue A one hundred feet and four inches to said Sixty-ninth street; thence easterly along said Sixty-ninth street seventy-five feet to the point or place of beginning; together with all that part or portion of said land and premises described in said complaint which lies within said Sixty-ninth street, to the extent of one-half the width thereof, immediately in front of and adjoining the said lots or parcels last above described.

The said lots or parcels numbered 480 (four hundred and eighty), 479 (four hundred and seventy nine), as laid down in block E on said map, and so allotted and set apart to the defendants JAMES I. JONES, GEORGE JONES, GEORGE A. JONES and LEWIS C. JONES, trustees for the defendant HELEN LANGDON, as above set forth, are collectively bounded and described as follows :

James I Jones  
George Jones,  
&c., trustees  
for Mrs. Lang-  
don,  
480, 479.

Beginning at a point or corner formed by the intersection of the easterly side or line of First avenue with the northerly side or line of Sixty-ninth street, and running thence easterly and along said Sixty-ninth street one hundred and thirteen feet; thence northerly and on a line parallel with said First avenue fifty feet and two inches; thence westerly and on a line parallel with said Sixty-ninth street one hundred and thirteen feet to the First avenue; thence southerly and along the First avenue fifty feet and two inches to the point or place of beginning; together with so much of said land and premises described in said complaint as lies within said Sixty-ninth street, to the extent of one-half the width thereof, immediately opposite to and adjoining said lots or parcels last above described.

The said lots or parcels numbered 542 (five hundred and forty two), 543 (five hundred and forty-three), 544 (five hundred and forty-four), as laid down in block G on said map, and so allotted and set apart to the defendants JAMES I. JONES, GEORGE JONES, GEORGE A. JONES and LEWIS C. JONES, trustees for said defendant HELEN LANGDON, as above set forth, are collectively bounded and described as follows :

James I Jones  
George Jones,  
&c., trustees  
for Mrs. Lang-  
don,  
542, 543, 544.

Beginning at a point on the southerly side or line of said Sixty-ninth street, which is distant three hundred and twenty-three feet easterly from the corner formed by the intersection of the easterly side or line of Avenue A with the southerly side or line of Sixty-ninth street, and running thence southerly and on a line parallel with said Avenue A one hundred feet and four inches ; thence easterly and on a line parallel with said Sixty-ninth street seventy-five feet ; thence northerly and on a line parallel with said Avenue A one hundred feet and four inches to said Sixty-ninth street ; thence westerly and along said Sixty-ninth street seventy-five feet to the point or place of beginning ; together with all that part or portion of said land and premises described in said complaint which lies within said Sixty-ninth street, to the extent of one-half in width thereof, immediately in front of and adjoining said lots or parcels last above described.

James I Jones     The said lot or parcel numbered 551 (five hundred and fifty-one),  
George Jones,     as laid down on block G on said map, and so allotted and set apart  
&c., trustees     to the defendants JAMES I. JONES, GEORGE JONES, GEORGE A.  
for Mrs. Lang-     JONES, and LEWIS C. JONES, trustees for said defendant HELEN  
don,     LANGDON, as above set forth, is bounded and described as fol-  
551.     lows :

Beginning at the point or corner formed by the intersection of the southerly side or line of Sixty-ninth street with the westerly line or side of the East River, and running thence westerly and along said Sixty-ninth street seventy-seven feet ; thence southerly and on a line parallel with Avenue A twenty-five feet and one inch ; thence easterly and on a line parallel with said Sixty-ninth street eighty feet to the East River ; thence northerly and along the East River to the point or place of beginning ; together with all that part or portion of said land and premises described in said complaint which lies within Sixty-ninth street, to the extent of one-half in width thereof, immediately in front of and adjoining said lot or parcel last above described ; and also all the water rights and right to land under the waters of the said East River lying in front of the said lot or parcel lastly above described, and in front of the said half of Sixty-ninth street, so as above adjoining said lot.

The said lot or parcel numbered 313 (three hundred and thir-

teen), as laid down in block B on said map, and so allotted and set apart to the said defendant ALICE JONES, as above set forth, is bounded and described as follows: Alice Jones,  
313.

Beginning at the point or corner formed by the intersection of the easterly side or line of the Third avenue with the southerly side or line of Seventy-first street, and running thence southerly along the Third avenue twenty-five feet and one inch; thence running easterly on a line parallel with Seventy-first street one hundred and ten feet; thence running northerly on a line parallel with the Third avenue twenty-five feet and one inch to Seventy-first street, and thence running westerly along Seventy-first street one hundred and ten feet to the point or place of beginning; together with the one-half in width of the said Seventy-first street lying immediately in front of and adjoining the said lot or parcel of land lastly above described.

The said lots or parcels numbered 320 (three hundred and twenty), 321 (three hundred and twenty-one), and 322 (three hundred and twenty-two), as laid down in block B on said map, and also so allotted and set apart to the said defendant ALICE JONES, as above set forth, are collectively bounded and described as follows: Alice Jones,  
320, 321, 322

Beginning at a point on the southerly line or side of Seventy-first street, distant one hundred and eighty-five feet easterly from the corner formed by the intersection of the southerly side or line of Seventy-first street with the easterly side or line of the Third avenue, and running thence southerly on a line parallel with the Third avenue one hundred feet and four inches; thence easterly on a line parallel with Seventy-first street seventy-five feet; thence northerly on a line parallel with the Third avenue one hundred feet and four inches to Seventy-first street, and thence westerly along Seventy-first street seventy-five feet to the point or place of beginning; together with the one-half in width of said Seventy-first street lying immediately in front of and adjoining the said three lots or parcels of land lastly above described.

The said lots or parcels numbered 362 (three hundred and sixty-two), and 363 (three hundred and sixty-three), as laid down in block C on said map, and also so allotted and set apart to the said Alice Jones,  
362, 363.



defendant ALICE JONES, as above set forth, are collectively bounded and described as follows :

Beginning at a point on the easterly side or line of the Second avenue, which is distant twenty-five feet and one inch southerly from the corner formed by the intersection of the southerly side or line of Seventy-first street with the easterly side or line of the Second avenue, and running thence easterly on a line parallel with Seventy-first street one hundred feet ; thence running southerly on a line parallel with Second avenue fifty feet and two inches ; thence running westerly on a line parallel with Seventy-first street one hundred feet to the Second avenue ; and thence northerly along the Second avenue fifty feet and two inches to the point or place of beginning.

Alice Jones,  
371, 372, 373.

The said lots or parcels numbered 371 (three hundred and seventy-one), 372 (three hundred and seventy-two) and 373 (three hundred and seventy-three), as laid down in block C on said map, and also so allotted and set apart to the said defendant ALICE JONES, as above set forth, are collectively bounded and described as follows : Beginning at a point on the southerly side or line of Seventy-first street, which is distant two hundred and fifty feet easterly from the corner formed by the intersection of the southerly side or line of Seventy-first street with the easterly side or line of the Second avenue, and running thence southerly on a line parallel with the Second avenue one hundred feet and four inches ; thence running easterly on a line parallel with Seventy-first street seventy-five feet ; thence running northerly on a line parallel with the Second avenue one hundred feet and four inches to Seventy-first street, and thence running westerly along Seventy-first street seventy-five feet to the point or place of beginning ; together with the whole in width of said Seventy-first street lying immediately in front of and adjoining the said three lots or parcels of land lastly above described.

Alice Jones,  
471, 472, 473.

The said lots or parcels numbered 471 (four hundred and seventy-one), 472 (four hundred and seventy-two) and 473 (four hundred and seventy-three), as laid down in block E on said map, and also so allotted and set apart to the said defendant ALICE JONES, as above set forth, are collectively bounded and described as follows : Beginning at a point on the northerly side or line of Sixty-

ninth street, which is distant one hundred and eighty-eight feet easterly from the corner formed by the intersection of the northerly side or line of Sixty-ninth street with the easterly side or line of the First avenue, and running thence northerly on a line parallel with the First avenue one hundred feet and four inches; thence running easterly on a line parallel with Sixty-ninth street seventy-five feet; thence running southerly on a line parallel with the First avenue one hundred feet and four inches to the said Sixty-ninth street, and thence westerly along Sixty-ninth street seventy-five feet to the point or place of beginning; together with the one-half in width of said Sixty-ninth street lying immediately in front of and adjoining the said three lots or parcels of land lastly above described.

The said lots or parcels of land numbered 477 (four hundred and seventy-seven) and 478 (four hundred and seventy-eight), as laid down in said block E on said map, and also so allotted and set apart to the said defendant ALICE JONES, as above set forth, are collectively bounded and described as follows: Beginning at a point on the easterly side or line of the First avenue, which is distant fifty feet and two inches northerly from the corner formed by the intersection of the easterly side or line of the First avenue with the northerly side or line of Sixty-ninth street, and running thence easterly on a line parallel with Sixty-ninth street one hundred and thirteen feet; thence running northerly on a line parallel with the First avenue fifty feet and two inches; thence running westerly on a line parallel with Sixty-ninth street one hundred and thirteen feet to the First avenue, and thence southerly along the First avenue fifty feet and two inches to the point or place of beginning.

Alice Jones,  
477, 478.

The said lots or parcels numbered 419 (four hundred and nineteen), 420 (four hundred and twenty), 421 (four hundred and twenty-one), 422 (four hundred and twenty-two) and 423 (four hundred and twenty-three), as laid down in block D on said map, and also so allotted and set apart to the said defendant ALICE JONES as above set forth, are collectively bounded and described as follows: Beginning at a point on the northerly side or line of Seventieth street, which is distant two hundred and thirteen feet easterly from the corner formed by the intersection of the easterly side

Alice Jones,  
419, 420, 421  
422, 423.

or line of the First avenue with the northerly side or line of Seventieth street, and running thence northerly on a line parallel with the First avenue fifty-five feet and four inches; thence running easterly on a line parallel with Seventieth street one hundred and twenty-five feet; thence running southerly on a line parallel with the First avenue fifty-five feet and four inches to Seventieth street, and thence running westerly along Seventieth street one hundred and twenty-five feet to the point or place of beginning; together with the one-half in width of said Seventieth street lying immediately in front of and adjoining the said lots or parcels of land last above described.

Alice Jones,  
545, 546, 547.

The said lots or parcels numbered 545 (five hundred and forty-five), 546 (five hundred and forty-six) and 547 (five hundred and forty-seven), as laid down in block G on said map, and also so allotted and set apart to the said defendant ALICE JONES, as above set forth, are collectively bounded and described as follows:

Beginning at a point on the southerly side or line of Sixty-ninth street, which is distant three hundred and ninety-eight feet easterly from the corner formed by the intersection of the southerly side or line of Sixty-ninth street with the easterly side or line of Avenue A, and running thence southerly on a line parallel with Avenue A one hundred feet and four inches; thence running easterly on a line parallel with Sixty-ninth street seventy-five feet; thence running northerly on a line parallel with Avenue A one hundred feet and four inches to Sixty-ninth street, and thence running westerly along Sixty-ninth street seventy-five feet to the point or place of beginning; together with the one-half in width of said Sixty-ninth street lying immediately in front of and adjoining the said lots or parcels of land lastly above described.

Alice Jones,  
554.

The said lot or parcel numbered 554 (five hundred and fifty-four) as laid down in block G on said map, and also so allotted and set apart to the said defendant ALICE JONES, as above set forth, is bounded and described as follows, to wit:

Beginning at a point formed by the intersection of the westerly side or shore of the East River with a line drawn parallel with Sixty-ninth street and distant seventy-five feet and three inches southerly therefrom, and running from said point westerly on a line parallel with Sixty-ninth street seventy-six feet to lot numbered 550 (five hundred and fifty) on said map; thence running

southerly on a line parallel with Avenue A twenty-five feet and one inch ; thence running easterly on a line parallel with Sixty-ninth street seventy-five feet to the East River, and thence running northerly along the East River twenty-five feet and one inch, more or less, to the point or place of beginning ; together with all the water rights and right to land under the waters of the said East River lying in front of the said land and premises lastly above described.

The said lots or parcels numbered 19 (nineteen), 20 (twenty), Alice Jones, 23 (twenty-three), and 24 (twenty-four), as laid down in block H <sup>19, 20, 23, 24</sup> on said map, and also so allotted and set apart to the said defendant ALICE JONES, as above set forth, are collectively bounded and described as follows :

Beginning at a point on the westerly side or line of the Second avenue, which is distant fifty-one feet and two inches southerly from the corner formed by the intersection of the southerly side or line of Seventy-fifth street with the westerly side or line of the Second avenue, and running thence westerly on a line parallel with Seventy-fifth street one hundred feet ; thence running northerly on a line parallel with the Second avenue fifty-one feet and two inches to Seventy-fifth street ; thence running westerly along Seventy-fifth street fifty feet ; thence running southerly on a line parallel with the Second avenue one hundred and two feet and two inches ; thence running easterly on a line parallel with Seventy-fifth street one hundred and fifty feet to the Second avenue, and thence running northerly along the Second avenue fifty-one feet to the point or place of beginning ; together with so much and such portion of the land and premises described in the complaint in this action as lies immediately in front of and adjoining the said lots or parcels numbered 19 (nineteen) and 20 (twenty) and within the limits of said Seventy-fifth street as laid down on said map.

The said lots or parcels numbered 57 (fifty-seven), 58 (fifty-eight), 88 (eighty-eight) and 89 (eighty-nine), as laid down in Alice Jones, <sup>57, 58, 88, 89,</sup> block I on said map, and also so allotted and set apart to the said defendant ALICE JONES, as above set forth, are collectively bounded and described as follows :



Beginning at a point on the northerly side or line of Seventy-fourth street, which is distant two hundred feet easterly from the corner formed by the intersection of the northerly side or line of Seventy-fourth street with the easterly side or line of the Second Avenue, and running thence northerly on a line parallel with the Second avenue two hundred and two feet and three inches to the northeasterly boundary line of the lands described in the complaint in this action; thence running southeasterly along said boundary line fifty feet and eight inches; thence running southerly on a line parallel with the Second avenue and distant two hundred and fifty feet easterly therefrom one hundred and ninety-four feet to Seventy-fourth street, and thence running westerly along Seventy-fourth street fifty feet to the point or place of beginning; together with the one-half in width of said Seventy-fourth street lying immediately in front of and adjoining the said lots or parcels of land numbered 88 (eighty-eight) and 89 (eighty-nine) on said map.

Alice Jones,  
99.

The said lot or parcel numbered 99 (ninety-nine), as laid down in block K on said map, and also so allotted and set apart to the said defendant ALICE JONES, as above set forth, is bounded and described as follows: Beginning at a point on the easterly side or line of the Second avenue, which is distant twenty-five feet and eight inches southerly from the corner formed by the intersection of the southerly side or line of Seventy-fourth street with the easterly line or side of the Second avenue; and running thence easterly on a line parallel with Seventy-fourth street one hundred feet; thence running southerly on a line parallel with the Second avenue twenty feet and eight inches; thence running westerly on a line parallel with Seventy-fourth street one hundred feet to the Second avenue, and thence northerly along the Second avenue twenty feet and eight inches to the point or place of beginning.

Alice Jones,  
101, 102, 103,  
104.

The said lots or parcels numbered 101 (one hundred and one), 102 (one hundred and two), 103 (one hundred and three), and 104 (one hundred and four), as laid down in said block K on said map, and also so allotted and set apart to the said defendant ALICE JONES, as above set forth, are collectively bounded and described as follows: Beginning at a point on the southerly side or line of Seventy-fourth street, which is distant one hundred and twenty-five feet easterly from the corner formed by the intersection of the

southerly side or line of the said Seventy-fourth street, with the easterly side or line of the Second avenue; and running thence southerly on a line parallel with the Second avenue forty-six feet and four inches; thence running easterly on a line parallel with Seventy-fourth street one hundred feet; thence running northerly on a line parallel with the Second avenue forty-six feet and four inches to Seventy-fourth street, and thence running westerly along Seventy-fourth street one hundred feet to the point or place of beginning; together with the one-half in width of Seventy-fourth street lying immediately in front of and adjoining the said four lots or parcels of land lastly above described.

The said lots or parcels numbered 128 (one hundred and twenty-eight), 129 (one hundred and twenty-nine), 130 (one hundred and thirty), and 131 (one hundred and thirty-one), as laid down in block L on said map, and also so allotted and set apart to the said defendant ALICE JONES, as above set forth, are collectively bounded and described as follows: Beginning at a point on the northerly side or line of Seventy-fourth street, which is distant two hundred and thirteen feet easterly from the corner formed by the intersection of the easterly side or line of the First avenue with the northerly side or line of Seventy-fourth street; and running thence northerly on a line parallel with the First avenue seventy-nine feet and six inches to the northeasterly boundary line of the lands secondly described in the complaint in this action; thence running southeasterly along said boundary line one hundred and one foot and three inches; thence running southerly on a line parallel with the First avenue, and distant three hundred and thirteen feet easterly therefrom sixty-three feet and nine inches to Seventy-fourth street, and thence westerly along Seventy-fourth street one hundred feet to the point or place of beginning; together with the one-half in width of said Seventy-fourth street lying immediately in front of and adjoining the said four lots or parcels of land lastly above described.

Alice Jones,  
128, 129, 130,  
131

The said lots or parcels numbered 156 (one hundred and fifty-six), 157 (one hundred and fifty-seven), and 158 (one hundred and fifty-eight), as laid down in block M, on said map, and so allotted and set apart to the said defendant ALICE JONES, as above set forth, are collectively bounded and described as follows: Beginning at a point on the southerly side or line of Seventy-fourth

Alice Jones,  
156, 157, 158

street, which is distant one hundred and fifty feet westerly from the corner formed by the intersection of the southerly side or line of Seventy-fourth street with the westerly side or line of avenue A, and running thence southerly on a line parallel with avenue A one hundred and two feet and two inches; thence running westerly on a line parallel with Seventy-fourth street seventy-five feet; thence running northerly on a line parallel with avenue A one hundred and two feet and two inches to Seventy-fourth street, and thence running easterly along Seventy-fourth street seventy-five feet to the point or place of beginning; together with one-half in width of said Seventy-fourth street lying immediately in front of and adjoining the said three lots or parcels of land lastly above described.

Alice Jones,  
161.

The said lot or parcel of land numbered 161 (one hundred and sixty-one), as laid down in said block M on said map, and so allotted and set apart to the said defendant ALICE JONES, as above set forth, is bounded and described as follows: Beginning at the point or corner formed by the intersection of the westerly side or line of avenue A with the southerly line or side of Seventy-fourth street, and running thence westerly along Seventy-fourth street one hundred feet; thence running southerly on a line parallel with avenue A, twenty-five feet and eight inches; thence running easterly on a line parallel with Seventy-fourth street one hundred feet to avenue A and thence running northerly along avenue A twenty-five feet and eight inches to the point or place of beginning, together with the one-half in width of said Seventy-fourth street and avenue A lying immediately in front of and adjoining the said lot or parcel of land lastly above described, and lying between the same and the centre lines of said avenue A and Seventy-fourth street respectively, to the point of intersection of said centre lines.

Alice Jones,  
205, 206, 224,  
225.

The said lots or parcels numbered 205 (two hundred and five), 206 (two hundred and six), 224 (two hundred and twenty-four), and 225 (two hundred and twenty-five), as laid down in block O on said map, and also so allotted and set apart to the said defendant ALICE JONES, as above set forth, are collectively bounded and described as follows: Beginning at a point on the northerly side or line of Seventy-third street which is

distant three hundred and seventy-three feet easterly from the corner formed by the intersection of the northerly side or line of Seventy-third street with the easterly side or line of avenue A; and running thence northerly on a line parallel with avenue A two hundred and four feet and four inches to Seventy-fourth street; thence running easterly along Seventy-fourth street four feet to the north easterly boundary line of the land described in the complaint in this action; thence south easterly along said boundary line forty-six feet and seven inches; thence running southerly on a line parallel with avenue A one hundred and ninety-six feet and ten and one-half inches, to Seventy-third street; and thence running westerly along Seventy-third street fifty feet to the point or place of beginning; together with the one-half in width of said Seventy-third street; lying immediately in front of and adjoining the said lots or parcels of land numbered 224 (two hundred and twenty-four), and 225 (two hundred and twenty-five), on said map; and also so much and such portion of the land and premises secondly described in the complaint in this action as lies immediately in front of and adjoining the said lot or parcel numbered 205 (two hundred and five) on said map, and within the limits of said Seventy-fourth street.

The said lots or parcels numbered 245 (two hundred and forty-five), <sup>Alice Jones,</sup> 246 (two hundred and forty-six), 247 (two hundred and forty-seven), <sup>245, 246, 247</sup> 248 (two hundred and forty-eight) <sup>248, 287, 288</sup> 287 (two hundred and eighty-seven) and 288 (two hundred and eighty-eight), as laid down in block P on said map, and also so allotted and set apart to the said defendant ALICE JONES, as above set forth, are collectively bounded and described as follows:

Beginning at a point on the easterly side or line of avenue A, which is distant one hundred and two feet and two inches southerly from the corner formed by the intersection of the southerly line or side of Seventy-third street with the easterly side or line of avenue A; and running thence easterly on a line parallel with said Seventy-third street, ninety-eight feet; thence running northerly on a line parallel with avenue A one hundred and two feet and two inches to Seventy-third street; thence running easterly along Seventy-third street fifty feet; thence running southerly on a line parallel with the said avenue A one hundred and forty feet; and thence running westerly on a line parallel with Seventy-third street



one hundred and forty-eight feet to avenue A ; and thence running northerly along said avenue A thirty-seven feet and ten inches to the point or place of beginning ; together with the one-half in width of the said Seventy-third street, lying immediately in front of and adjoining the said lots or parcels of land numbered 247 (two hundred and forty-seven) and 248 (two hundred and forty-eight), on said map.

And by which said Report of said Commissioners so appointed in this action they do report that the schedule thereto annexed contains the items of their charges amounting to the sum of nineteen hundred and ninety-six dollars.

From all which it satisfactorily appears to this court that the said Report of the said Commissioners and the partition so by them made as aforesaid, is in all respects equitable and just.

And on reading and filing a notice of hearing, and admission of the due service thereof, signed by DAYTON HOBART, Esq., attorney for the defendants John Jones Schermerhorn, William C. Schermerhorn, and Anne E. H. his wife and guardian *ad litem* of the defendants Ellen Schermerhorn, Frederick A. Schermerhorn and Henry A. Schermerhorn, and also signed by BENJAMIN K. TRUE, Esq., attorney for all the other defendants in this action.

And on motion of and after hearing Mr. BENJAMIN D. SILLIMAN, attorney and of counsel for the plaintiff, and after hearing Mr. DAYTON HOBART, attorney and of counsel for the defendants John Jones Schermerhorn, William C. Schermerhorn and Anne E. H. his wife, and guardian *ad litem* for the defendants Ellen Schermerhorn, Henry A. Schermerhorn and Frederick A. Schermerhorn ; and Mr. BENJAMIN K. TRUE, attorney and of counsel for all the other defendants :

IT IS ORDERED, adjudged and decreed, and this Court, by virtue of the power and authority in it vested, and in pursuance of the statute in such case made and provided, doth hereby order, adjudge and decree, that the said Report be confirmed, and that the said partition so made by the said Commissioners of Partition in this action, be in all respects ratified and confirmed, and the same is hereby approved and ratified. And it is further ordered and decreed that the said partition be firm and effectual forever. And it is hereby further ordered, adjudged and decreed that the

filing such map of said Commissioners in this action shall not, nor shall any of the other proceedings in this action be taken or held to be a dedication by any of the parties to this action of such parts of the lands mentioned in this action as is or are therein laid down as a street or streets or as an avenue or avenues.

And it is further ordered, adjudged and decreed that the defendant ANNE E. H. SCHERMERHORN has an inchoate right of dower in the said land so allotted and set apart to the said defendant William C. Schermerhorn, and that by virtue of such partition and allotment the said lands so allotted and set apart to the other parties to this action are discharged from such inchoate right of dower of the said defendant Anne E. H. Schermerhorn ;

that the defendant CATHARINE M. JONES has an inchoate right of dower in the said land so allotted and set apart to the said defendant Lewis C. Jones, and that by virtue of such partition and allotment the said lands so allotted and set apart to the other parties to this action, are discharged from such inchoate right of dower of the said defendant Catharine M. Jones ;

that the defendant REBECCA JONES has a right of dower and is now entitled to her dower of and in the said lands so allotted to the defendants Lewis C. Jones and Alice Jones respectively, and of and in the said lands so allotted to the defendants James I. Jones, George Jones, George A. Jones and Lewis C. Jones, as trustees for said defendant Helen Langdon, which are distinguished on said map by the numbers 21 (twenty-one), 16 (sixteen), 17 (seventeen), 18 (eighteen), 86 (eighty-six), 60 (sixty), 87 (eighty-seven), 59 (fifty-nine), 105 (one hundred and five), 106 (one hundred and six), 107 (one hundred and seven), 108 (one hundred and eight), 162 (one hundred and sixty-two), 163 (one hundred and sixty-three), 159 (one hundred and fifty-nine), 160 (one hundred and sixty), 241 (two hundred and forty-one), 242 (two hundred and forty-two), 249 (two hundred and forty-nine), 286 (two hundred and eighty-six), 226 (two hundred and twenty-six), 204 (two hundred and four), 227 (two hundred and twenty-seven), 203 (two hundred and three), 140 (one hundred and forty), 139 (one hundred and thirty-nine), 138 (one hundred and thirty-eight), 137 (one hundred and thirty-seven). And in said lots distinguished on said map by the numbers 23 (twenty-three), 24 (twenty-four), 19 (nineteen), 20 (twenty), 88 (eighty-eight), 57 (fifty-seven), 58 (fifty-eight), 89 (eighty-nine),

99 (ninety-nine), 103 (one hundred and three), 104 (one hundred and four), 101 (one hundred and one), 102 (one hundred and two), 161 (one hundred and sixty-one), 156 (one hundred and fifty-six), 157 (one hundred and fifty-seven), 158 (one hundred and fifty-eight), 245 (two hundred and forty-five), 246 (two hundred and forty-six), 247 (two hundred and forty-seven), 288 (two hundred and eighty-eight), 248 (two hundred and forty-eight), 287 (two hundred and eighty-seven), 224 (two hundred and twenty-four), 206 (two hundred and six), 225 (two hundred and twenty-five), 205, (two hundred and five), 128 (one hundred and twenty-eight), 129 (one hundred and twenty-nine), 130 (one hundred and thirty), 131 (one hundred and thirty-one); and in the lots distinguished on said map by the numbers 22 (twenty-two), 13 (thirteen), 14 (fourteen), 15 (fifteen), 83 (eighty-three), 63 (sixty-three), 84 (eighty-four), 62 (sixty-two), 85 (eighty-five), 61 (sixty-one), 98 (ninety-eight), 100 (one hundred), 164 (one hundred and sixty-four), 153 (one hundred and fifty-three), 154 (one hundred and fifty-four), 155 (one hundred and fifty-five), 243 (two hundred and forty-three), 244 (two hundred and forty-four), 250 (two hundred and fifty), 285 (two hundred and eighty-five), 228 (two hundred and twenty-eight), 202 (two hundred and two), 229 (two hundred and twenty-nine), 230 (two hundred and thirty), 132 (one hundred and thirty-two), 133 (one hundred and thirty-three), 134 (one hundred and thirty-four), 135 (one hundred and thirty-five), 136 (one hundred and thirty-six), and that by virtue of such partition and allotment the said lands so allotted and set apart to the other parties to this action, are discharged from such right of dower of the said defendant Rebecca Jones;

that the defendant ELIZABETH JONES has an inchoate right of dower in the said land so allotted and set apart to the said defendant James J. Jones, and that by virtue of such partition and allotment the said lands so allotted and set apart to the other parties to this action, are discharged from such inchoate right of dower of the defendant Elizabeth Jones;

that the defendant EDMUND H. PENDLETON has an estate for the joint lives of himself and the said defendant Frances M. Pendleton in the said land so allotted and set apart to the said defendant Frances M. Pendleton, and that by virtue of such partition and allotment the said lands so allotted and set apart to the other parties to this action, are discharged

from such estate of said defendant Edmund H. Pendleton for said joint lives ;

that the said defendant FRANCES M. PENDLETON has an inchoate right of dower in an equal undivided half part of the said land so allotted and set apart to the said defendant Edmund H. Pendleton and to the defendant James I. Jones, as such sole surviving trustee for the defendant Frances M. Pendleton, such equal undivided half part, being the property of and owned by said defendant Edmund H. Pendleton ; and that by virtue of such partition and allotment the said lands so allotted and set apart to the other parties to this action, are discharged from such inchoate right of dower of the said defendant Frances M. Pendleton.

And it is further ordered, adjudged and decreed that so much of the land described in said complaint which is so as above allotted and set apart to the defendant Frances M. Pendleton, is by virtue of such partition and allotment subject to a mortgage by the said Edmund H. Pendleton and said Frances M. his wife, to said James I. Jones, to secure the payment of eight thousand dollars, dated the first day of April, one thousand eight hundred and fifty-two, recorded in the office of the Register of the city and county of New York, in Liber No. 386 of mortgages, page 636 ; and that said mortgage is a specific lien on such portions of said land so allotted and set apart to the defendant Frances M. Pendleton, and not on the portions thereof allotted to the other parties to this action ; which said land or portions of said land so allotted and set apart to the other parties in this action, are by virtue of such partition and allotment discharged from the lien and effect of said mortgage.

It is further ordered, adjudged and decreed that said sums so as above reported to be paid for equality of partition be paid by the parties against whom they are so charged as aforesaid to the parties to whom they are so awarded as aforesaid ; and said several sums are hereby declared to be specific liens upon the said respective shares or portions of the premises allotted as aforesaid to the parties by whom said sums are ordered to be paid respectively, which liens may be satisfied and discharged by filing with the Clerk of the city and county of New York, the receipts of the parties so as aforesaid entitled to receive said sums respectively.

And it is further ordered, adjudged and decreed that the said defendant James I. Jones as surviving trustee under the will of Eleanor Jones deceased, which will was proven before the Surro-



gate of New York on the 30th November, 1824, and recorded in the office of said Surrogate in Liber No. 59 of Wills, page 126, release to the respective parties in this action, the portions of said lot of land first described in this decree and therein referred to as NUMBER 3, so allotted to them respectively; and it is hereby declared, adjudged and decreed that the said land and all parts thereof so allotted to the parties to this action respectively, is and are free and discharged from the trusts declared in the said will of the said Eleanor Jones.

And it is further ordered, adjudged and decreed, that—(Here follows the usual provisions as to costs of this action between the parties.)

\* \* \* \* \*

And that either of the said parties whose bill of costs and allowance so taxed exceed his proper rateable share of the aggregate aforesaid may have execution against the other or others for the balance or excess thus due, as ascertained by said court, and that the amount so due and payable by any one or more of said parties to any other or others of them, in order to equalize the payment of said aggregate be a specific lien on the share or portion of said premises set apart and allotted as aforesaid to such parties.

And it is further ordered, adjudged and decreed that the map of said Commissioners in this action be filed in the office of the Register of the city and county of New York, and that the expense of filing the same and of printing certain portions of the proceedings in this action be included in the costs of the plaintiff and taxed as part thereof.

It is further ordered that a copy of this decree be recorded in the office of the Register of the city and county of New York.\*

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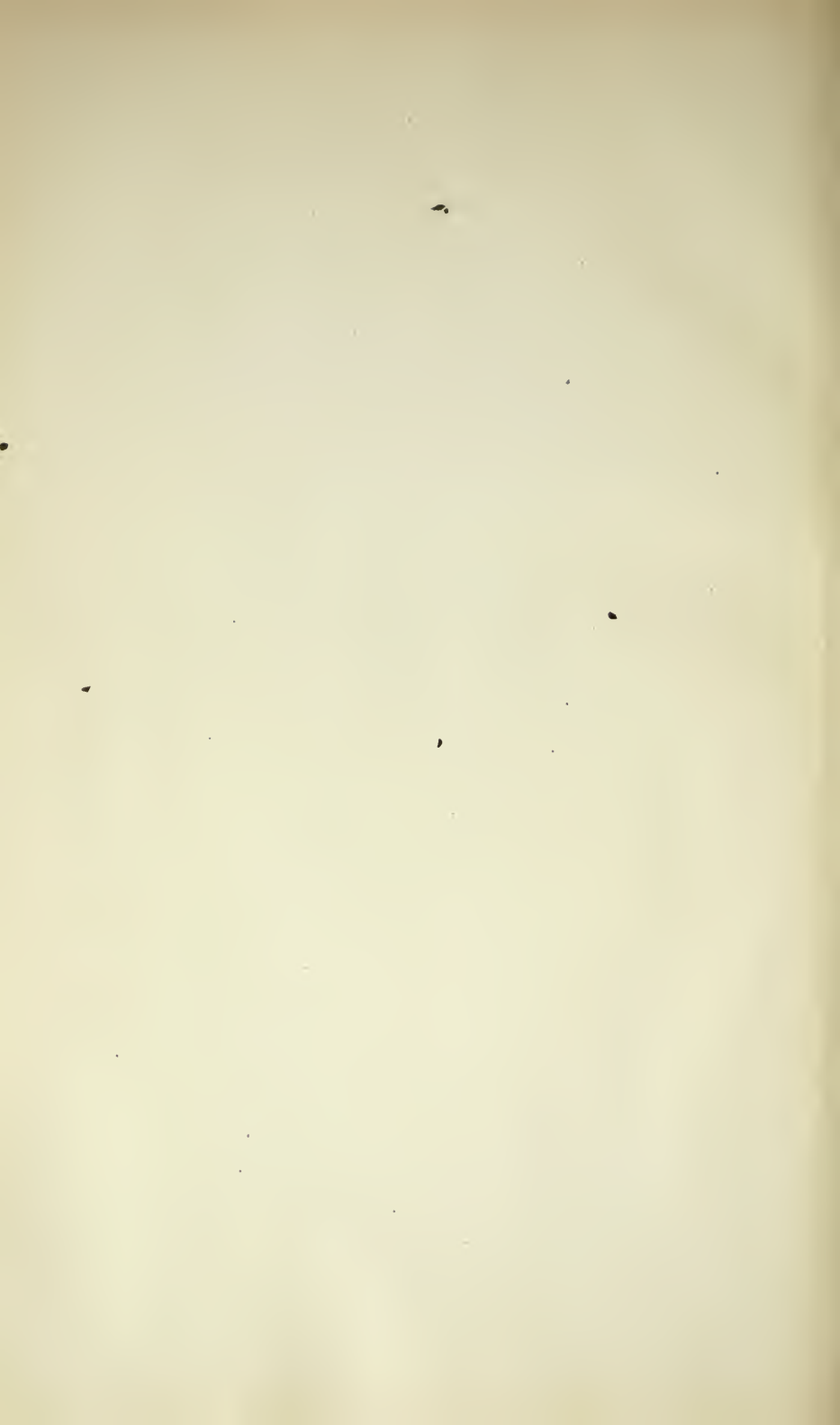
\* Said decree was so recorded and map filed June 25th, 1855.













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